

Pleasant View Planning Commission

Meeting Agenda

Thursday, August 7, 2025

6:00 p.m.

6:00 P.M. 1. **Call to Order.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(Commissioner Dean Stokes)
- b. Declaration of Conflicts of Interest.

6:05 P.M 2. **Administrative Items.**

- a. Conditional Use Permit: Public Hearing – Consideration of a Conditional Use Permit for a proposed business in the MP-1 zone under the category of “Community Uses”.
- b. Site Plan Amendment: Public Hearing – Consideration of a Site Plan Amendment for an addition to an existing business at approximately 1400 W 2700 N. (Presenter: Tammy Eveson)

7:00 P.M. 3. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, August 7, 2025, at 6:00 PM.***

Notice posted on July 28, 2025 – Tammy Eveson, Planner I

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.



Planning Commission Staff Report

Back 9 Golf

Conditional Use Permit

August 7, 2025

BASIC INFORMATION

Applicant(s): Jon Call

Location: 2724 Rulon White Blvd. #3 | Weber County Parcel: 19-435-0001

Zone: MP-1 (Planned Manufacturing)

Property Owner: 2724 Rulon LLC

PLANNING COMMISSION REVIEW

The Planning Commission will consider a Conditional Use Permit (CUP) for a proposed business, Back 9, that will be leasing space in an existing building at 2724 N Rulon White Blvd. in the Regency Development / Olympus Construction building.

The proposed use is for a recreational facility providing golf instruction through the use of indoor golf simulators. The applicant is proposing this use be approved under the Community Uses category, which is a permitted use in the C-2 zone. Permitted uses in the C-2 zone are considered Conditional in the MP-1 zone as stated and defined in the ordinances below.

18.32.010 Purpose and Intent.

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

18.32.030 Conditional Uses. Permitted uses in zone C-2. Conditional uses in zone C-2 will not be considered in zone MP-1. (Ord. 91-2, 6/11/91)

- Permitted as a Community Use in the C-2 zone

18.04.165 Community Uses - Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like. (Ord.2000-29, dated 12/12/00)

Design Requirements: There are no proposed changes to the previously approved site plan.

Staff Comment: The proposed use will not require any changes to the current site plan of the building with regard to the exterior of the building, landscaping, utilities etc. No changes to the parking lot will be made and parking is sufficient for the proposed use. The approved site plan is attached to this report.

Signs: The applicant intends to submit separate building permit applications for "wall mounted signs" within the required specifications of the zone.

Staff Comment: Signs will be reviewed and approved through the building permit process. (The proposed maximum size for signs based on 48 linear feet of building frontage would be 96 square feet.)

STAFF RECOMMENDATION

The Planning Commission will make a determination whether the proposed use would be appropriate for the MP-1 zone as a conditional use.

Public Comment

There have been no public comments submitted to date.

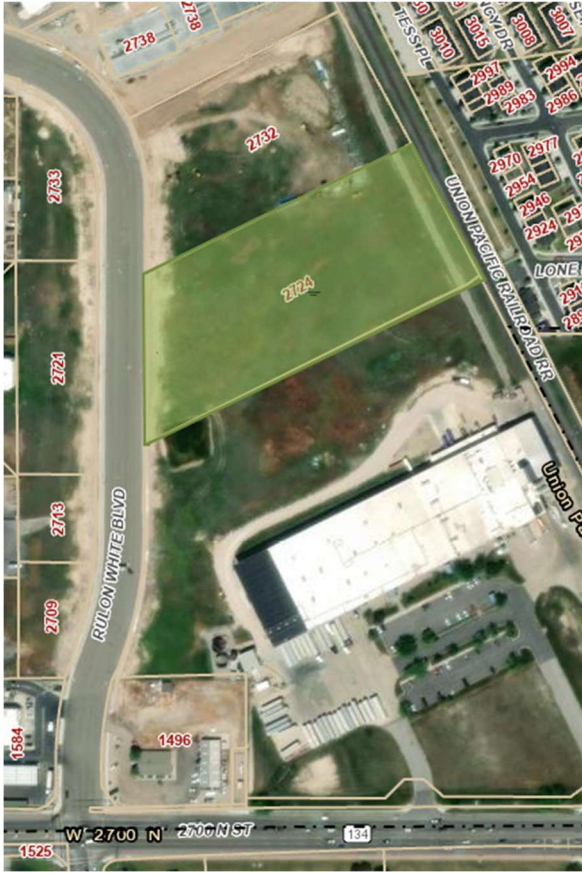
ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENT 1) Vicinity Map



The map shows a proposed development area in the City of San Jose. The area is divided into several zones: MCM (Medium-Density Residential) in the center-left, MP-1 (Medium-Density Residential) in the center-right, TOD (Transit-Oriented Development) in the top-right, CP-3 (Community Plan 3) in the bottom-left, and C-2 (Community Plan 2) in the bottom-right. Street names include Parklands Blvd, Elgin, and Elgin Blvd. A scale bar indicates 0.12 miles.

ential Conditional Use Per

**PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL
(Existing Buildings)**

PROJECT NAME: Pleasant View Back Nine Golf

LOCATION: 2724 Rulon White Blvd. #3 PARCEL ID #: 194350001

ACREAGE: 5.34 Acres

CURRENT USE: Empty Warehouse

PROPOSED USE Golf Simulator and golf instruction

PROPERTY OWNER(S):

NAME: 2724 Rulon LLC PHONE: 385-333-9548 FAX: _____

ADDRESS: 2724 N. Rulon White Blvd, Pleasant View City, UT 84414 EMAIL: tyson@olympus.build

APPLICANT/AGENT:

NAME: Jon Call PHONE: 801-675-6955 FAX: _____

ADDRESS: 807 E. 3100 N., North Ogden, UT 84414 EMAIL: Jonathan.call@thebackninegolf.com

SURVEYOR:

NAME: NA PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

ENGINEER:

NAME: NA PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.



Signature of Applicant/Agent

7-9-25

Date

For City Use

FEES (due at time of application)

7-720 Accounts Receivable Deposit: \$1,000.00
7-713 Application Fee: \$ 250.00

TOTAL FEES: \$ 1,250.00

Date Paid: 7/9/25
Form Date: August 2023

Affidavit

Property Owner

I (we) Eric Thomas (please print) certify that I(we) am(are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Signature of Property Owner(s) E T

State of: Utah)
County of: Weber) §

Subscribed and sworn to before me on this 7th of July, in the year 20 25, that Eric Thomas appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Jessica Gonzalez
Notary Public

Notary Seal



Agent Authorization

I (we) Eric Thomas (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) Jonathan Call (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) E T

State of: Utah)
County of: Weber) §

Subscribed and sworn to before me on this 7th of July, in the year 20 25, that Eric Thomas appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Jessica Gonzalez
Notary Public

Notary Seal



Site Plan Checklist

Existing Building

(Items to be included on or with plans)

- ☐ Existing and proposed buildings and/or additions with square footages. Existing buildings will remain unchanged except for signs.
- ☐ All structures on site including signs, fences, sheds, docks, utility buildings/or boxes/or poles. No changes to existing site, except signs as shown on attached drawing.
- ☐ Hard surfaced areas existing and proposed including parking and circulation. Also all non hard surfaced areas appropriately labeled. No changes to original plan set.
- ☐ Landscaped areas existing and proposed. Any outside storage areas. No changes to original plan set.
- ☐ Existing and proposed utilities. No changes to existing utilities external to structure. (Building permit being applied for)
- ☐ Parking layout including striping and circulation. No change to existing striping and circulation
- ☐ Curb cuts on and within 150 feet of the site, both existing and proposed. No curb cuts outside of original design including within 150 feet.
- ☐ Trash collection and dumpster locations/size and enclosure construction information. Trash collection to remain as currently established on site.
- ☐ All easements. Easements identified on site plan.
- ☐ Signs plans including locations of existing and proposed signs complete with sizing information. One sign shown on elevation (application to follow for sign permit)
- ☐ Drainage plans including existing facilities and any proposed. No changes from existing structure
- ☐ Elevations or photos of the existing buildings and elevations of all additions or proposed buildings. Attached

The Back 9 Golf - Site Plan Application for Conditional Use in MP-1 zone

July 8, 2025

BASIC INFORMATION

Applicant: Jonco Quindustries, LLC

Location: 2724 N. Rulon White Blvd. suite 3, Pleasant View Utah 84414

Zone: MP-1

Request: Conditional Use Permit for Community Use: Golf Simulator/Training

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider the approval of a conditional use permit for a Back 9, golf simulator and golf training, business in the MP-1 zone. This business will be located at 2724 N. Rulon White Blvd. in the Regency Development/Olympus Construction building.

The applicant intends to lease 2800 square feet entirely contained within the existing 30,500 square foot building and only make interior modifications to the building, with the addition of a sign, as shown on the corresponding elevations.

The request is for a conditional use permit in the MP-1 zone under the category of "Community Uses", a permitted use in the C-2 zones (18.27.060) making it a conditional use under the MP-1 zone (18.32.030)

Proposed Use:

Definitions 18.04.165 Community Uses. Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like.

Comments: The proposed use is for a recreational facility which specializes in the instruction of golf through indoor golf simulators.

Design Requirements:

The applicant will not be making any changes to the exterior of the building, parking lot, landscaping, or other things typically associated with a conditional use for a site plan.

Comments: The applicant has provided the documents showing the existing conditions which were approved by Pleasant View City in 2023.

Signage:

The applicant will apply for a “Wall Mounted Sign” (18.29.210) which complies with the relevant provisions of the Pleasant View code (18.29.430 Commercial Signs). And specifically, will meet the standards for a sign which does not exceed the required maximums outlined in subsection B of 18.29.430.

B. Attached on-premise signs may be allowed as follows:

1. Signs may be placed, subject to the standards of this chapter, on any side of a building. However, the total sign area allowed will be based solely on the building front (which shall be that side facing the main street or having the main entry).
2. Size. On-premise attached signs may not exceed a total of two square feet of sign area for each lineal foot of building frontage. The area of any one sign shall not exceed one hundred square feet.
3. When more than one use or business occupies a building, the lineal footage of the building is to be used to calculate the sign sizes for a combined total of all attached signs, not for each use. The total may then be divided between the uses on a percentage of building frontage basis. No business shall be entitled to use more than its proportionate share of the aggregate signs because another business is not using all of it's proportionate share.

Comment: The proposed sign will be a maximum of 98 square feet based on the applicant utilizing 48 linear feet of the building along the public street. A separate permit will be applied for upon receiving a completed sign design from the sign manufacturer.

APPLICANT REQUESTS:

Applicant requests the conditional use be approved as a “Community Uses” in the MP-1 zone and given that the use will rely on the existing parking lot and utilize the existing structure as currently configured that no additional conditions be required. The use should have no negative externalities in the MP-1 zone.

APPLICANT CONTACT:

Jon Call

joncoquindustries@gmail.com

801-675-6955



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GARDNER
ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
OFFICE: 801.476.0202 FAX: 801.476.0066
5150 SOUTH 275 EAST OGDEN, UT

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066












































SITE PLAN
REGENCY SHOP / COMMERCIAL
2724N RULON WHITE BLVD
PLEASANT VIEW CITY, WEBER, UTAH

REVISIONS	
DATE	DESCRIPTION

Δ	WYND
CUM	WYND
WYEA	WYND
WYEA	WYND

SITE INFORMATION		ZONE = MP-1	
BUILDINGS	3047 SF		12.65%
CONCRETE	1959 SF		8.64%
ASPHALT	4798 SF		18.22%
LANDSCAPE	1789 SF		7.53%
OPEN SPACE/YARD SPACE	12031 SF		54.89%
TOTAL SITE AREA	23228 SF		100%

0.34 ACRES
VISITOR/EMPLOYEE PARKING - 54 STALLS = 51 STALLS / 3 ADA STALLS
1 STALL PER 2 EMPLOYEES, 54 STALLS = 2 EMPLOYEES = POTENTIALLY 108 EMPLOYEES

LEGEND	                                          
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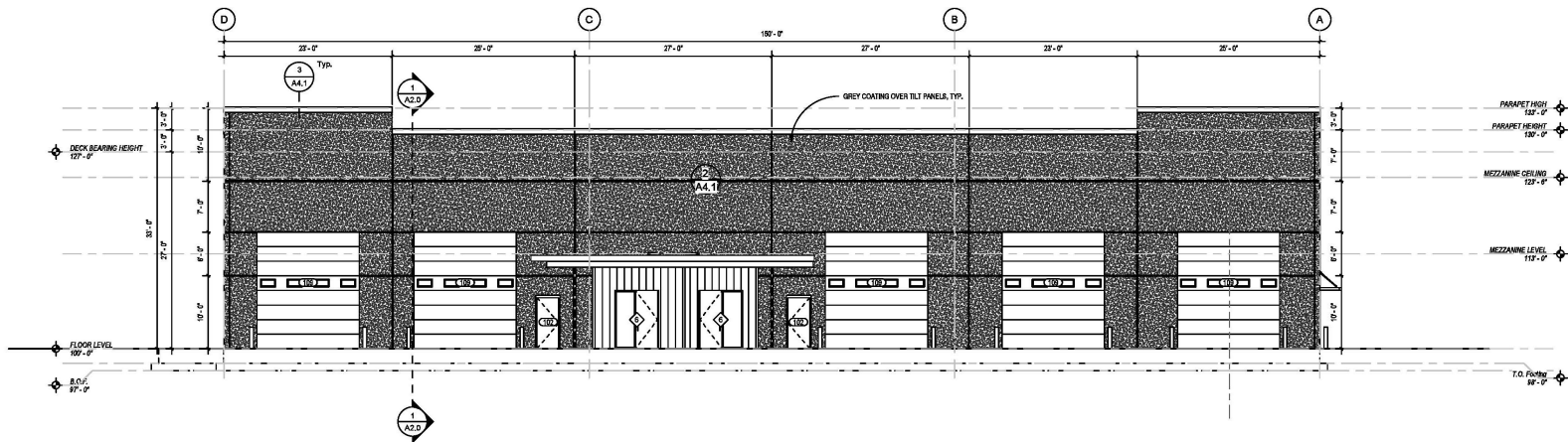
SOUTH LOT
PARCEL#190160168
AGNL PASTRY LLC, DBA AGNL
PASTRY OF DELAWARE LLC
21.64 ACRES, 942638.40 SF

LOT 1
JLET HOLDINGS LLC
PARCEL#194350001
5.338 ACRES, 232523.28 SF

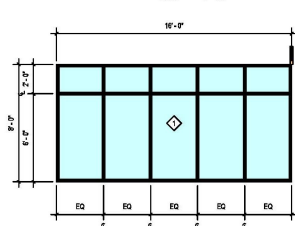
**NORTH LOT, LOT 2
PARCEL#194350002
JLET HOLDINGS
4.134 ACRES, 180077.04 SF**

- 1) INSTALL OF RAINWATER AND SEWERAL ACCESS POINTS LEANING NEW CITY STANDARD (SEE SHEET C7 DETAIL 1, 2)
- 2) PROPOSED CONCRETE PAVEMENT APRON (SEE SHEET C7 DETAIL 6, REFER TO OWNER)
- 3) PROPOSED 18" BITUMBER AND GUTTER (SEE SHEET C7 DETAIL 3, REFER TO OWNER)
- 4) PROPOSED SITE EROSION (SEE SHEET C7 DETAIL 4, REFER TO OWNER)
- 5) PROPOSED ASPHALT PAVING (SEE SHEET C7 DETAIL 5, REFER TO OWNER)
- 6) TYPICAL PARKING STRIPING + WHITE (TYPICAL)
- 7) PROPOSED DETENTION POND (SEE SHEET C4)
- 8) PRIVATE LANDSCAPE TRAILS EASEMENT
- 9) PROPOSED ZEROCARP LANDSCAPING (SEE LANDSCAPE PLAN)
- 10) PROPOSED PLANTER LANDSCAPING (SEE LANDSCAPE PLAN)
- 11) PROPOSED MAGNETIC WALL (SEE SHEET C7 DETAIL 7)
- 12) PROPOSED SIDEWALK AND PARK STRIP IMPROVEMENTS
- 13) ASHA PARKING AND UNLOADING ZONE (SEE SHEET C4 DETAIL 4, 5, 6)
- 14) EXISTING GRASSLAND CUTTER
- 15) PROPOSED LANDSCAPE (SEE SHEET C7 DETAIL 8) TO BE ON BOTH SIDES OF DRIVE AND DOOR AND OTHER LOCATIONS AS NEEDED
- 16) PROPOSED ART GATE (SEE SHEET C7 DETAIL 9)
- 17) PROPOSED TWO BICYCLE BINE RACK
- 18) PROPOSED PERMANENT TRACK OUT PAD

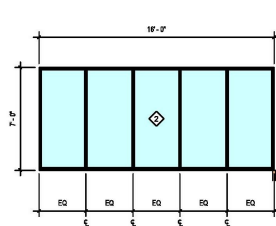
DUMPSTER FOR THE SITE TO BE A ROLLOFF LOCATED BEHIND THE THE GATE IN THE YARD.



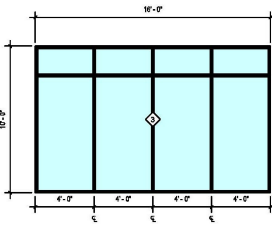
2 SOUTH ELEVATION
1/8" = 1'-0"



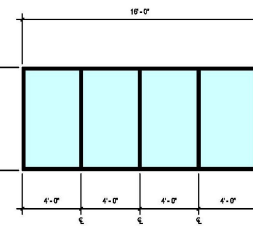
S1 STOREFRONT - 1
1/4" = 1'-0"



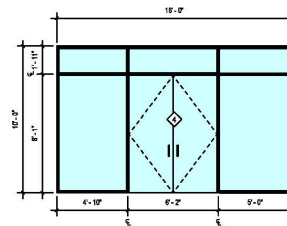
S2 STOREFRONT - 2
1/4" = 1'-0"



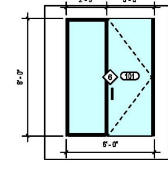
S3 STOREFRONT - 3
1/4" = 1'-0"



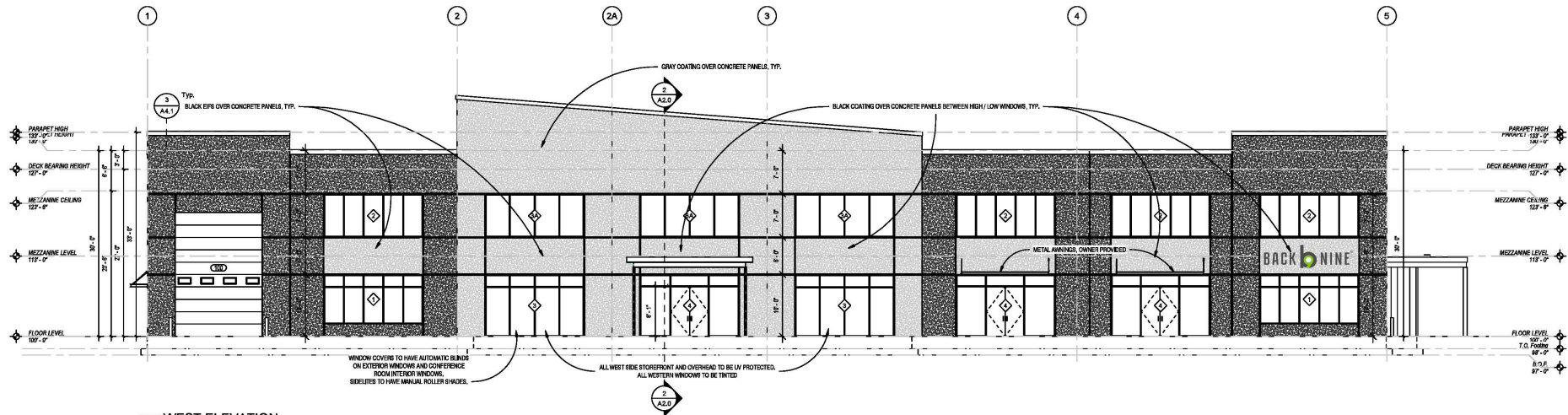
S3A STOREFRONT - 3A
1/4" = 1'-0"



S4 STOREFRONT - 4
1/4" = 1'-0"



S6 STOREFRONT 6
1/4" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

COMPASS:



DEVELOP
ARCHITECTS

contact:
c: 1144 E 2800 N, OGDEN, UT 84414
p: 801.844.8038
e: info@developarchitects.com
web: www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
REGENCY HQ
2724 N RULON WHITE BLVD
PLEASANT VIEW, UTAH 84404
OWNER: REGENCY

DOCUMENT DATE:
07/01/2022

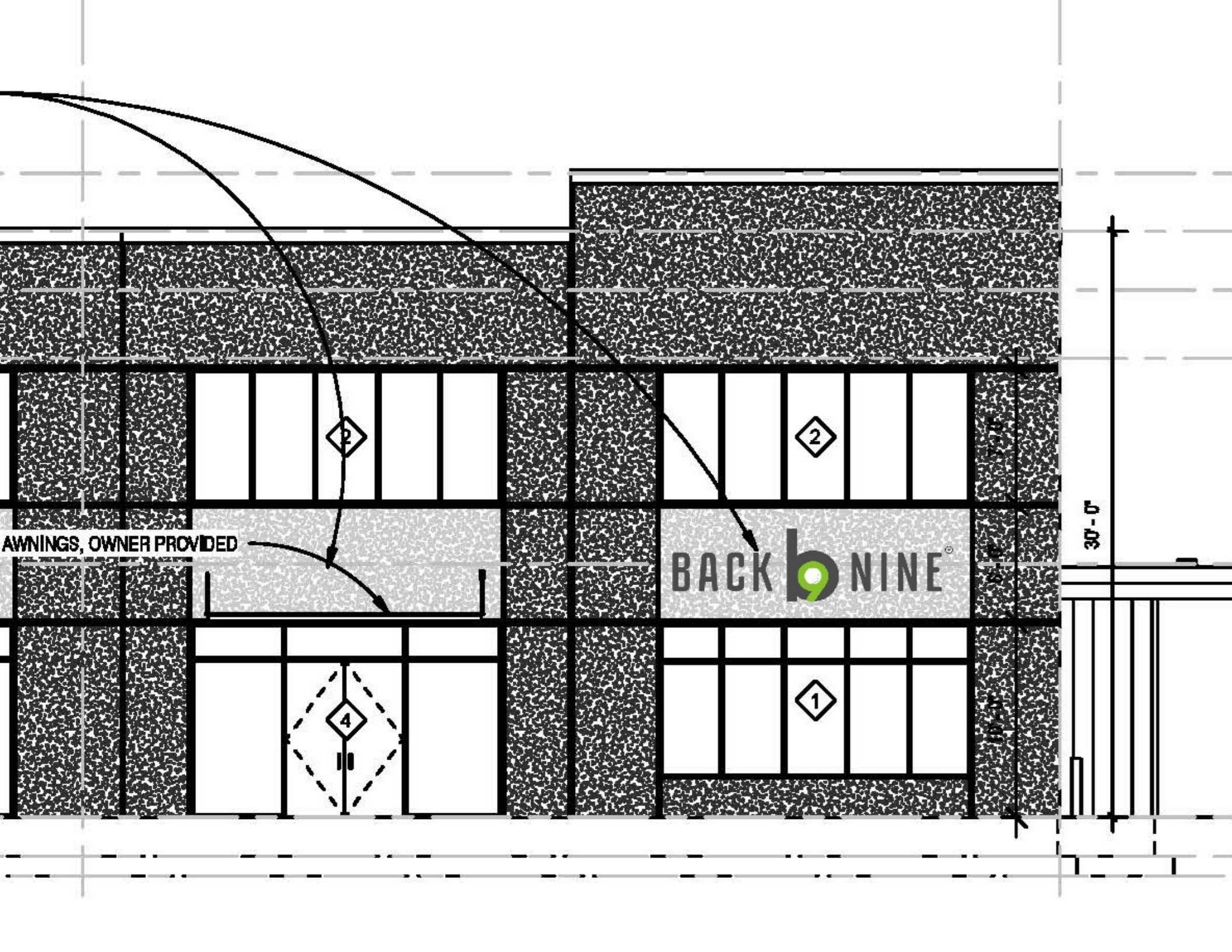
PROJECT PHASE
BID SET

REVISIONS	Date	Revision #1
Description	08/01/2022	

DRAWING DESCRIPTION
ELEVATIONS,
STOREFRONT
SCHEDULES
A3.0

SHEET NUMBER

CURRENT REVISION DATE: 08/01/2022



AWNINGS, OWNER PROVIDED

BACK **b** NINE

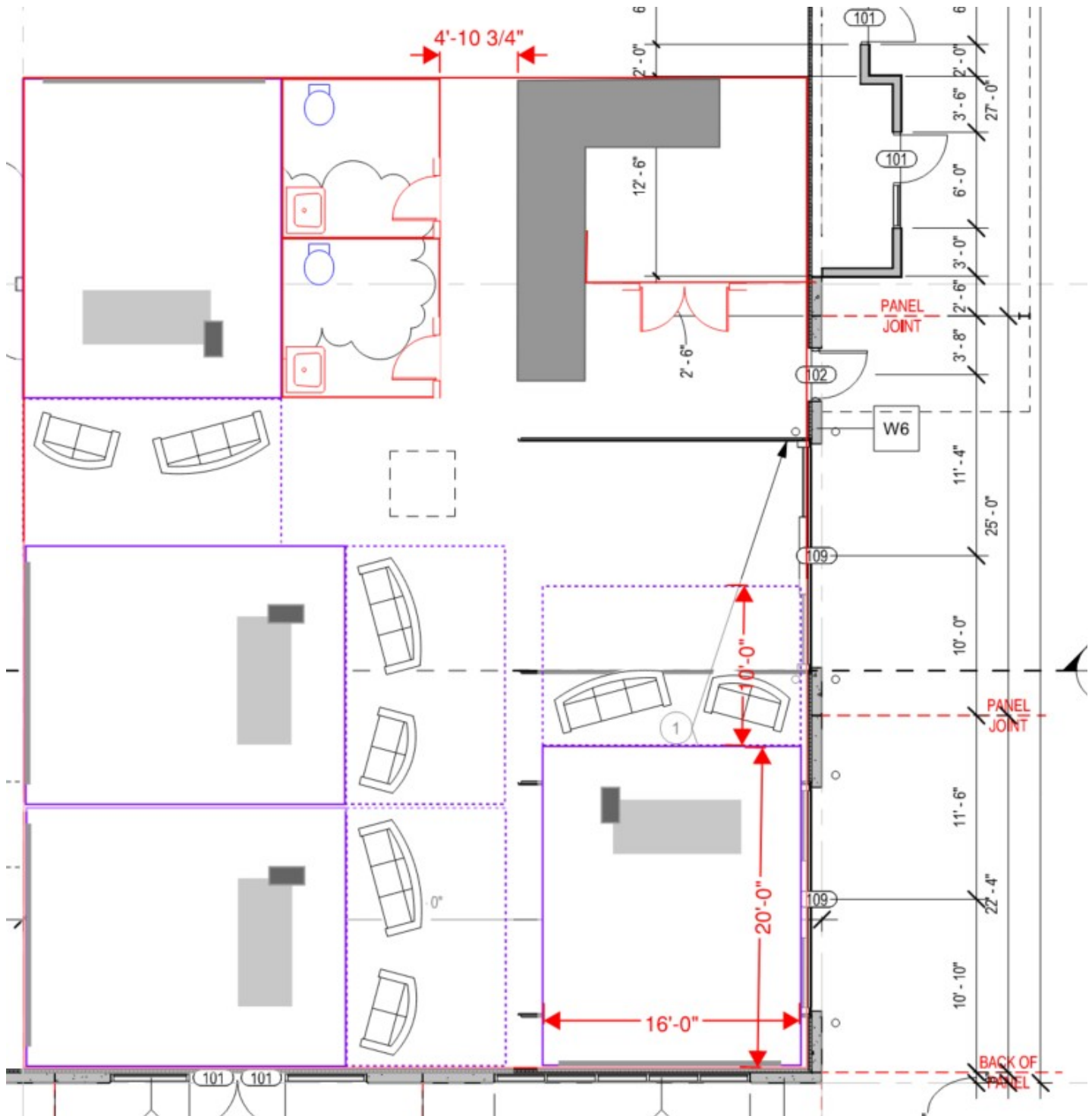
2

2

4

1

30'-0"





Planning Commission Staff Report

Rise Baking Expansion

Site Plan Amendment

August 7, 2025

BASIC INFORMATION

Applicant: New Mountain Capital

Location: Approx. 1400 W 2700 N | Weber County Parcel: 19-016-0168

Zone: MP-1 (Planned Manufacturing)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of an amendment to an site plan for an expansion to an existing business on the property located at approximately 1400 W 2700 N.

The applicants have a current application under final review for minor subdivision approval to bring the property into compliance with the development ordinances for the issuance of licenses and permits. Once the minor subdivision receives final approval from the Development Review Committee, it will be recorded with the Weber County Recorders office.

The requested change to the current site plan includes a 116,916 square foot addition to the existing 136,658 square foot existing facility as well as additional parking and adjustments to traffic circulation with the site.

STAFF REVIEW

18.32.010 Purpose and Intent.

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

Staff Comment: The current use of the proposed amended site is not changing and is a permitted use in the zone.

34. Manufacturing, compounding, processing, packing and treatment of the following products: a. Bakery goods c. Dairy products	b. Candy d. Pharmaceutical	P
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18.32.040 Site Development Standards.

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

Staff Comment: The proposed addition is located more than the required twenty (20) feet to the adjacent street and the neighboring TOD residential zone. The total square footage of existing and proposed buildings is 253,574 square feet and is less than eighty percent of the lot.

18.32.060 Site Plan Approval Required

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk, and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.

Staff Comment:

- *The submitted civil plans / site plan shows the existing building, parking, driveways, open space on the site as well as the proposed changes.*
- *The existing parking includes 96 standard stalls with the addition of 5 handicapped and 4 motorcycle stalls. The proposed parking would allow for 96 additional standard stalls.*
- *Additional truck access will be routed from Rulon White Blvd. An extra wide driveway to accommodate better access for truck use is proposed. The applicant is show turning movements to justify larger than standard driveway widths. (See engineer's notes on plans.)*
- *No proposed changes to existing ingress and egress from 2700 N.*
- *Engineer's memo and plans with engineer and staff comments are attached for additional required corrections.*
- *Landscaping plan with irrigation*

STAFF RECOMMENDATION

Staff recommend approval of the site plan amendment, based upon the plans and scope of the project as presented, with the following conditions of approval.

- 1) The applicant is to address and resolve the engineer and public works redlines on site plans.
- 2) DRC approval of the minor subdivision application and recordation of plat with Weber County.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Application
- 3) Plans / Site Plan with Red lines
- 4) Engineer's memo

ATTACHMENT 1) Vicinity Map / Zoning Map



ATTACHMENT 2) Application

ATTACHMENT 3) Site Plan

**PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN AMENDMENT
(Existing Buildings)**

PROJECT NAME: Rise Baking NMC Expansion

LOCATION: Pleasant View, UT PARCEL ID #: 190160168

ACREAGE: 21.64

CURRENT USE: Industrial

PROPOSED USE Industrial

PROPERTY OWNER(S):

NAME: New Mountain Capital PHONE: 212-655-9109 FAX: _____

ADDRESS: 1633 Broadway, 47th Floor, New York, NY 10019 EMAIL: ibaker@newmountaincapital.com

APPLICANT/AGENT:

NAME: Colin Buddecke PHONE: 651-356-5945 FAX: _____

ADDRESS: 3001 Broadway St. NE Ste 400, Minneapolis, MN 55413 EMAIL: c.buddecke@risebakingcompany.com

SURVEYOR:

NAME: Hanson & Associates PHONE: 801-399-4905 FAX: _____

ADDRESS: 538 North Main, Brigham City, Utah 84302 EMAIL: rogers@haies.net

ENGINEER:

NAME: VAA, LLC PHONE: 763-559-9100 FAX: _____

ADDRESS: 2300 Berkshire Lane North Plymouth, MN 55441 EMAIL: alapalme@vaaeng.com

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

Colin Buddecke 6/30/25
Signature of Applicant/Agent Date

For City Use

FEES (due at time of application)

7-713 Application Fee: \$ 250.00

TOTAL FEES: \$ _____

Date Paid: _____
Form Date: November 2024

Affidavit

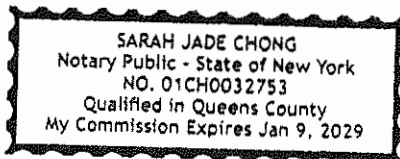
Property Owner

I (we) Kellie Steele on behalf of NM RISE LLC (please print) certify that I (we) am (are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my (our) knowledge.

Signature of Property Owner(s) [Signature]

State of: NEW YORK) §
County of: NEW YORK

Subscribed and sworn to before me on this 01st of July, in the year 2021, that Kellie Steele appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.



[Signature]
Notary Public

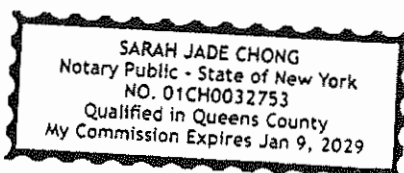
Agent Authorization

I (we) Kellie Steele on behalf of NM RISE LLC (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) Colin Buddecke, Rise Baking Company (please print) to represent me (us) and appear on my (our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) [Signature]

State of: NEW YORK) §
County of: NEW YORK

Subscribed and sworn to before me on this 01st of July, in the year 2021, that Kellie Steele appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.



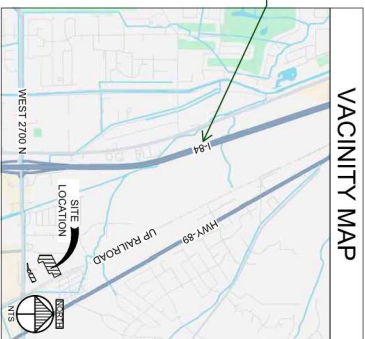
[Signature]
Notary Public

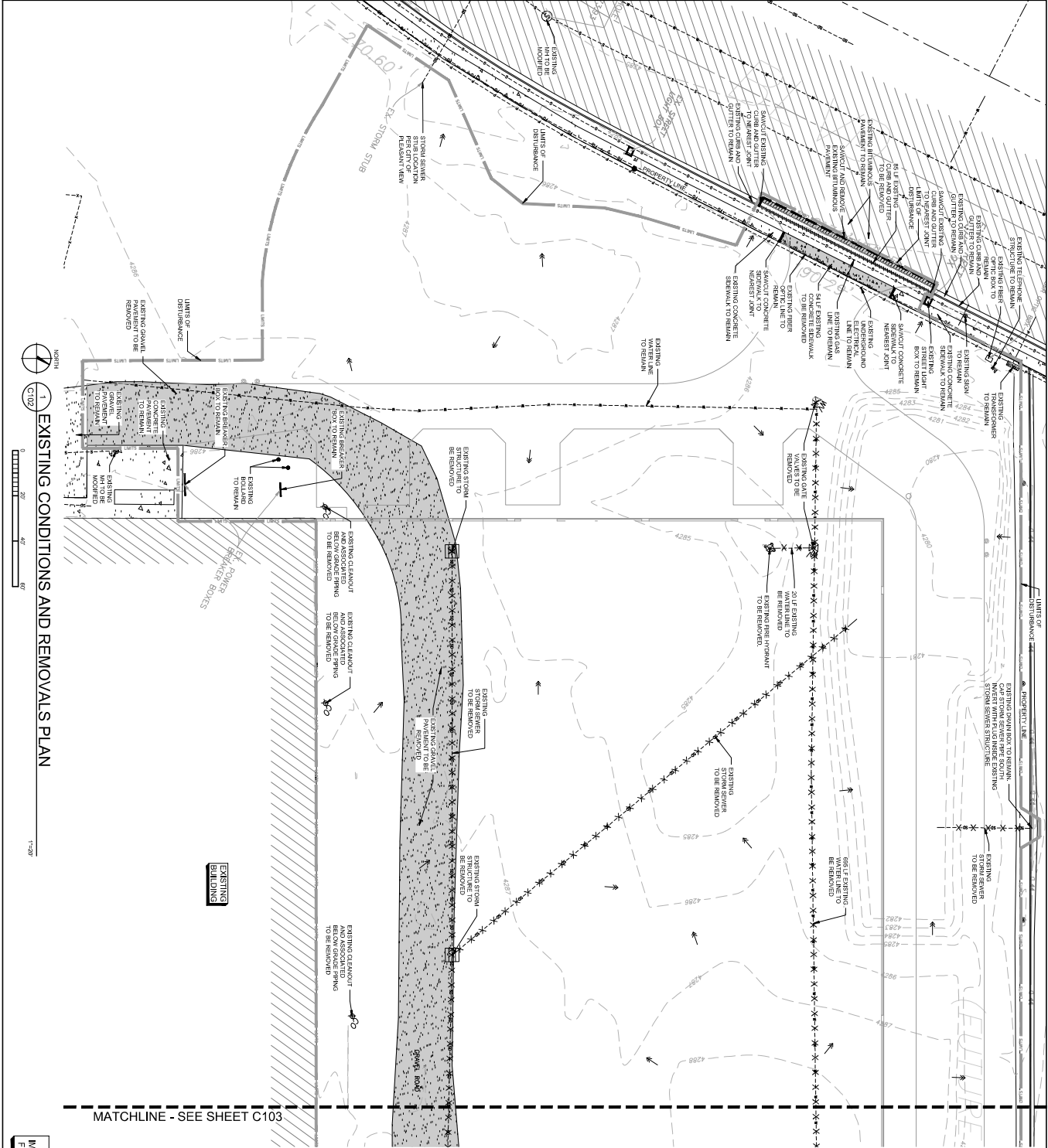
SITEWORK PACKAGE FOR FACILITY EXPANSION

RISE BAKING

1400 WEST 2700 N, PLEASANT VIEW, UT 84404

OWNER/AGENT	RESERVING COMPANY 140 WEST 27TH STREET SUITE 100 CHICAGO, ILL 60604 CONTACT COLIN BRIDGECRE PHONE 815-585-2946 FAX 815-585-2946 EMAIL COLIN@RESERVINGCOMPANY.COM
CREAT. ENGINEER	WMA, LLC 1000 N. LAKEVIEW AVE. NORTH SUITE 200 P.O. BOX 1011 CHICAGO, ILL 60641 ENGINEER OF RECORD ANDREW R. LAKALNE, PE PHONE 773-325-2500 FAX 773-325-2503 EMAIL WMA.SINCE@WMA.COM
STRUCTURAL CONTRACTOR	TBD
MECHANICAL CONTRACTOR	TBD
ELECTRICAL CONTRACTOR	TBD
PLUMBING CONTRACTOR	TBD
LANDSCAPE ARCHITECT	BRUNSTET INC. 1000 N. LAKEVIEW AVE. NORTH SUITE 200 CHICAGO, ILL 60641 CONTACT CHRISTOPHER BENTIS, AIA, AIA PHONE 434-262-0242 FAX 434-262-0242 EMAIL CBENTIS@BRUNSTET.COM
SUPPLIER	HANSEN ASSOCIATES, INC. 1000 N. LAKEVIEW AVE. NORTH SUITE 200 CHICAGO, ILL 60641 CONTACT ROGER SLADE PHONE 781-751-3451 FAX 781-751-3451 EMAIL ROGER@HANSEN.NET
UTILITY CONTRACTS	BOON & BAY WATER CONTACT DAVID FOX PHONE 617-350-0000 FAX 617-350-0000 EMAIL DAVID@BOONANDBAYWATER.GOV
OWNER	DOMINION ENERGY (EMPOWER) CONTACT KYLE HALL PHONE 703-461-1111 FAX 703-461-1111 EMAIL KYLE.HALL@DOMINIONENERGY.COM
SEWER	CENTRAL WATER SEWER MB. DISTRICT CONTACT KEVIN HALL PHONE 703-461-1111 FAX 703-461-1111 EMAIL KEVIN.HALL@CWSMB.DISTRICT.GOV
STORM SEWER	CITY OF FALCONVIEW CONTACT DAVID SHULER, PE PHONE 703-461-1111 FAX 703-461-1111 EMAIL DAVID@JONESGILL.COM
ELECTRICAL POWER	ROCKY MOUNTAIN POWER CONTACT CRAIG GARNER PHONE 303-440-4000 FAX 303-440-4000 EMAIL CRAIG.GARNER@ROCKYMOUNTAINPOWER.NET
NATURAL GAS	DOMINION ENERGY (EMPOWER) CONTACT KYLE HALL PHONE 703-461-1111 FAX 703-461-1111 EMAIL KYLE.HALL@DOMINIONENERGY.COM
FIRE DEPARTMENT	NORTHVIEW FIRE DISTRICT CONTACT LARRY BARBER PHONE 703-461-1111 FAX 703-461-1111 EMAIL LBARBER@NORTHVIEWFIRE.GOV

[illegible]



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DOTS SURFACE DRAINAGE
- LIMITS OF DISTURBANCE
- EXISTING FENCE
- EXISTING POWER POLE LINE
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING UNDERGROUND POWER LINE
- EXISTING DRAIN TILE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE/RECREATION
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING MANHOLE
- EXISTING RELOCATION BOX
- EXISTING ROLLAND
- EXISTING ROW
- EXISTING PREPARED TO BE REMOVED
- EXISTING GATE VALVE TO BE REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING CLEANOUT TO BE REMOVED
- EXISTING ROW TO BE REMOVED
- PROPOSED SWALLOW LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- EXISTING DRAINAGE PAVEMENT
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
- EXISTING GRAVEL PAVEMENT TO BE REMOVED
- EXISTING TRACK
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

KEY PLAN

PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE ONLY

SEE SHEET C102 FOR GENERAL AND REMOVAL NOTES

WAA LLC
785.666.8006
1400 West 2700 N, Suite 200
Pleasant View, UT 84641
Project # 23-023

RISE BAKING COMPANY

PROJECT

FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO	DATE	REVISION/DESCRIPTION	BY
1	06/27/23	ISSUED FOR PERMIT	JCL
2	06/28/23	REVISION FOR PERMIT	JCL

CERTIFICATION:

ISSUED FOR PERMIT

DRAWING TITLE

EXISTING CONDITIONS AND REMOVALS PLAN

DESIGNED: JCL
CHECKED: AMB
APPROVED:

PROJECT NO: 23-023
DRAWING NO: C102

SCALE: AS NOTED

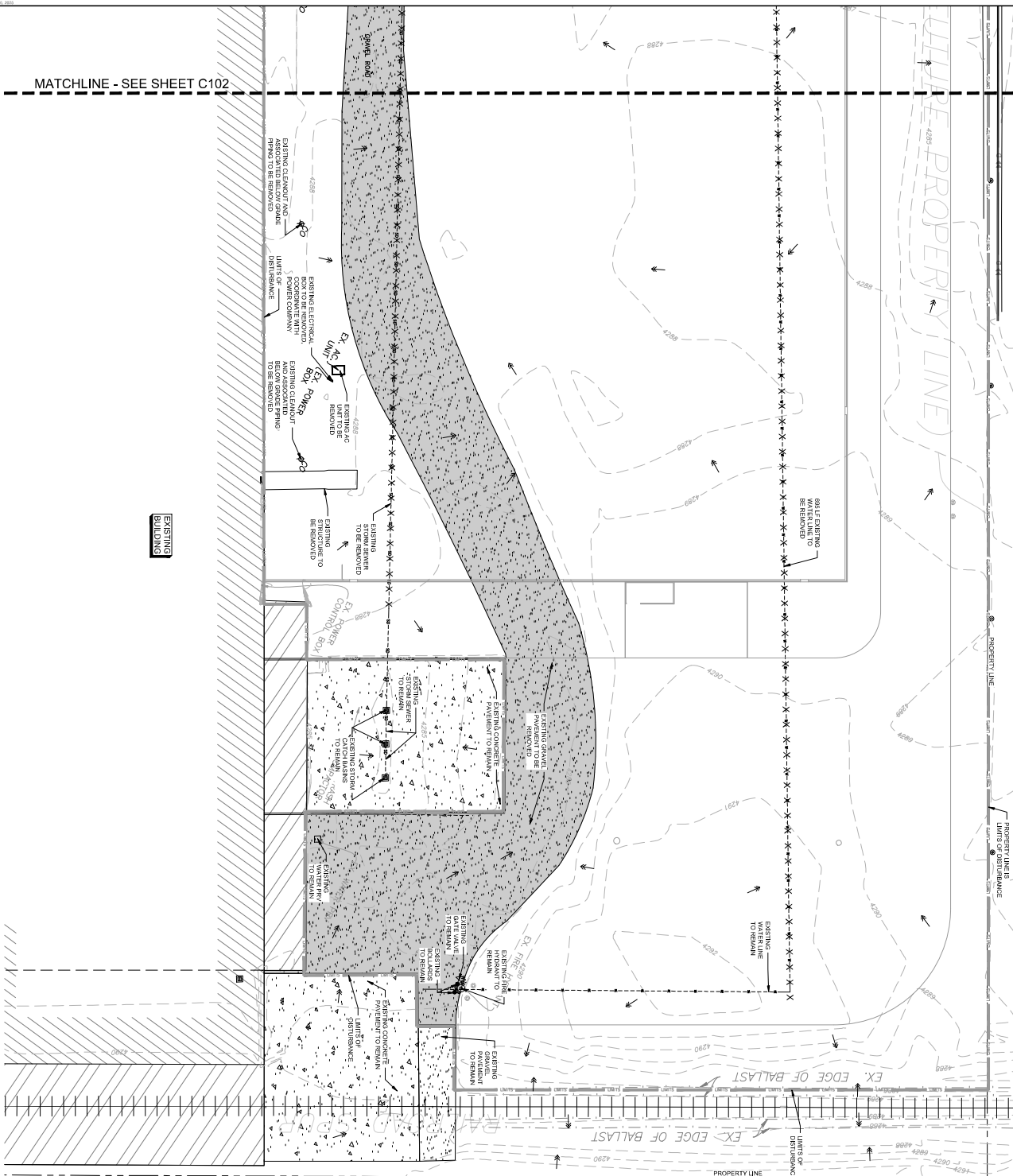
MATCHLINE - SEE SHEET C102



EXISTING CONDITIONS AND REMOVALS PLAN

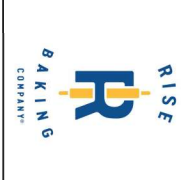
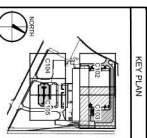


1"=60'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTIGUOUS
- EXISTING MINOR CONTIGUOUS
- EXISTING SURFACE DRAINAGE
- LIMITS OF DISTURBANCE
- EXISTING FENCE
- EXISTING BARRIER
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- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING MANHOLE
- EXISTING REMEDIATION BOX
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING PREPARED TO BE REMOVED
- EXISTING SITE WALL TO BE REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING SIGN TO BE REMOVED
- PROPOSED SWAYOT LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
- EXISTING GRAVEL PAVEMENT TO BE REMOVED
- EXISTING THICK
- EXISTING THIN
- EXISTING TREE TO BE REMOVED



PROJECT
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO.	DATE	REVISION	BY
1	06/27/23	ISSUED FOR BID	JCL
2	06/27/23	ISSUED FOR PERMIT	JCL

ISSUED FOR PERMIT



DATE:	DESIGNED:	CHECKED:	APPROVED:
06/27/23	JAM	AMB	

DATE:	DESIGNED:	CHECKED:	APPROVED:
06/27/23	JCL		

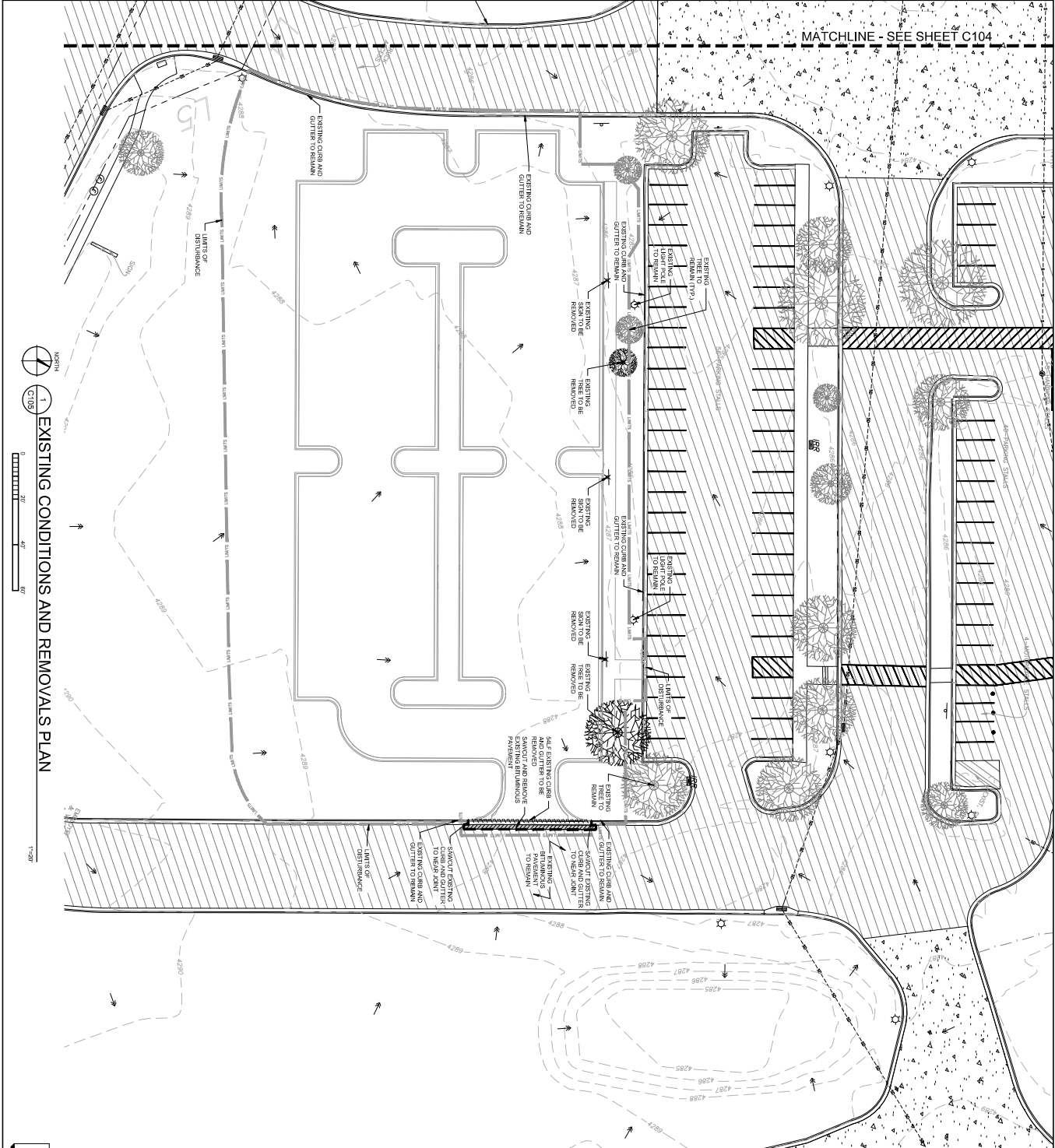
DRAWING TITLE:

EXISTING CONDITIONS
AND REMOVALS PLAN

NOTES: 1. EXISTING CONDITIONS ARE SHOWN IN RED. 2. REMOVALS ARE SHOWN IN BLUE. 3. NEW CONSTRUCTION IS SHOWN IN GREEN. 4. ALL DIMENSIONS ARE IN FEET AND INCHES. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 11. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 12. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 13. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 14. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 15. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 16. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 17. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 19. 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- EXISTING TREE
- EXISTING UNDERGROUND POWER LINE
- EXISTING DRAIN TILE
- EXISTING TRANSDUCER
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING LIGHT BARN
- EXISTING CUBICLE
- EXISTING MANHOLE
- EXISTING RELOCATION BOX
- EXISTING BOLLARD
- EXISTING ROAD
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING WATER BASKIN TO BE REMOVED
- EXISTING WATER BASKIN TO REMAIN
- EXISTING CEMENT TO BE REMOVED
- EXISTING CEMENT TO REMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT TO BE REMOVED
- EXISTING GRAVEL PAVEMENT TO REMAIN
- EXISTING TRACK
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

KEY PLAN

PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE ONLY

SEE SHEET C002 FOR GENERAL AND REMOVAL NOTES

WAA

WAA LLC
1400 WEST 2700 N, SUITE 200
PLEASANT VIEW, UT 84063
703.666.1000
www.waa.com

RISE BAKING COMPANY

PROJECT:
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO.	DATE	REVISION	BY
1	05/07/23	ISSUED FOR PERMIT	JCL
2	06/02/23	REVISION FOR PERMIT	JCL

CERTIFICATION:

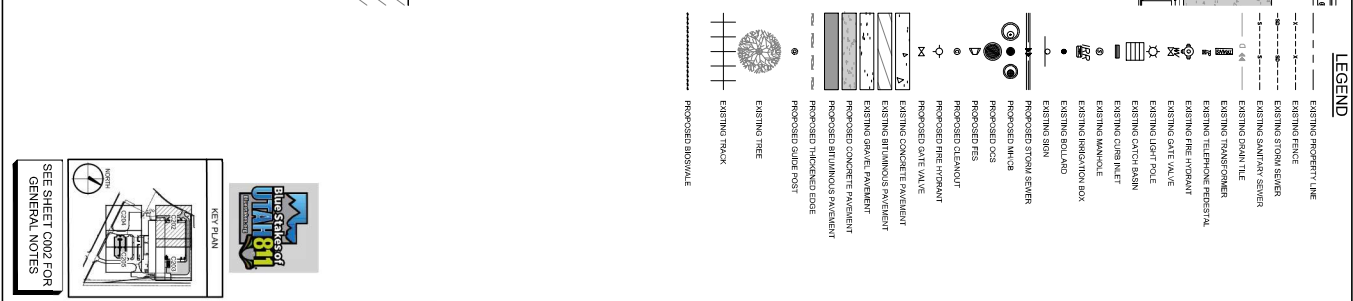
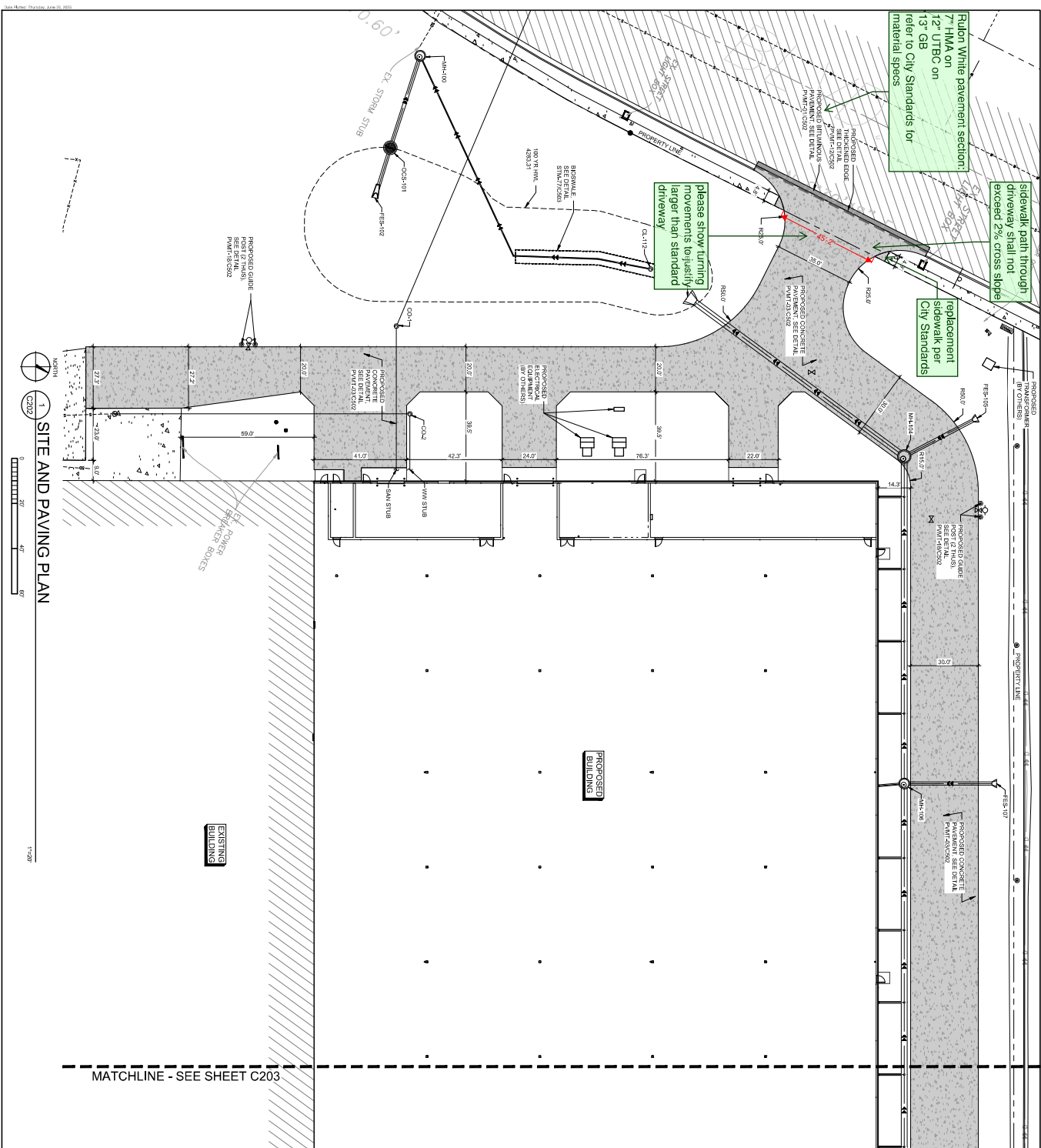
ISSUED FOR PERMIT

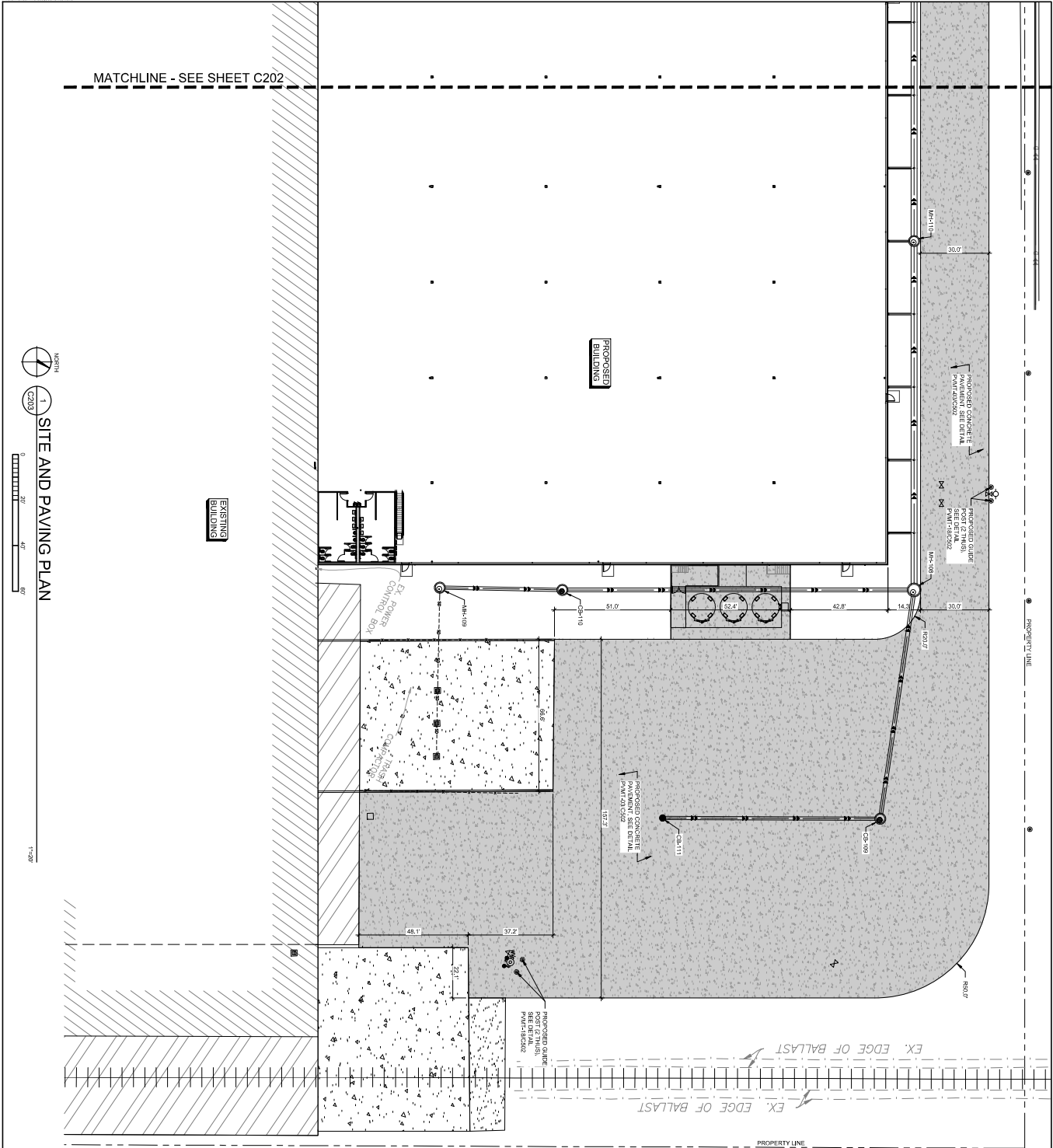
DRAWING TITLE:
EXISTING CONDITIONS AND REMOVALS PLAN

DESIGNED: JCL
CHECKED: AMB
APPROVED:

PROJECT NO: 231251
SCALE: AS NOTED

DRAWING NO: C105

[illegible]



1 SITE AND PAVING PLAN
C203

SEE SHEET C202 FOR GENERAL NOTES

PROJECT NO. 281025

DRAWING NO. C203

DATE: 06/27/23

DESIGNED: AJM

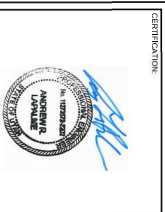
CHECKED: AMB

APPROVED: JOL

DRAWING TITLE: SITE AND PAVING PLAN



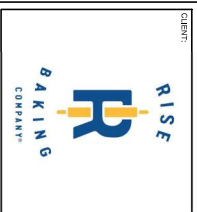
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



ISSUED FOR PERMIT

NO.	DATE	REVISION	BY
1	06/27/23	ISSUED FOR PERMIT	JOL
2	06/27/23	REVISION FOR PERMIT	JOL

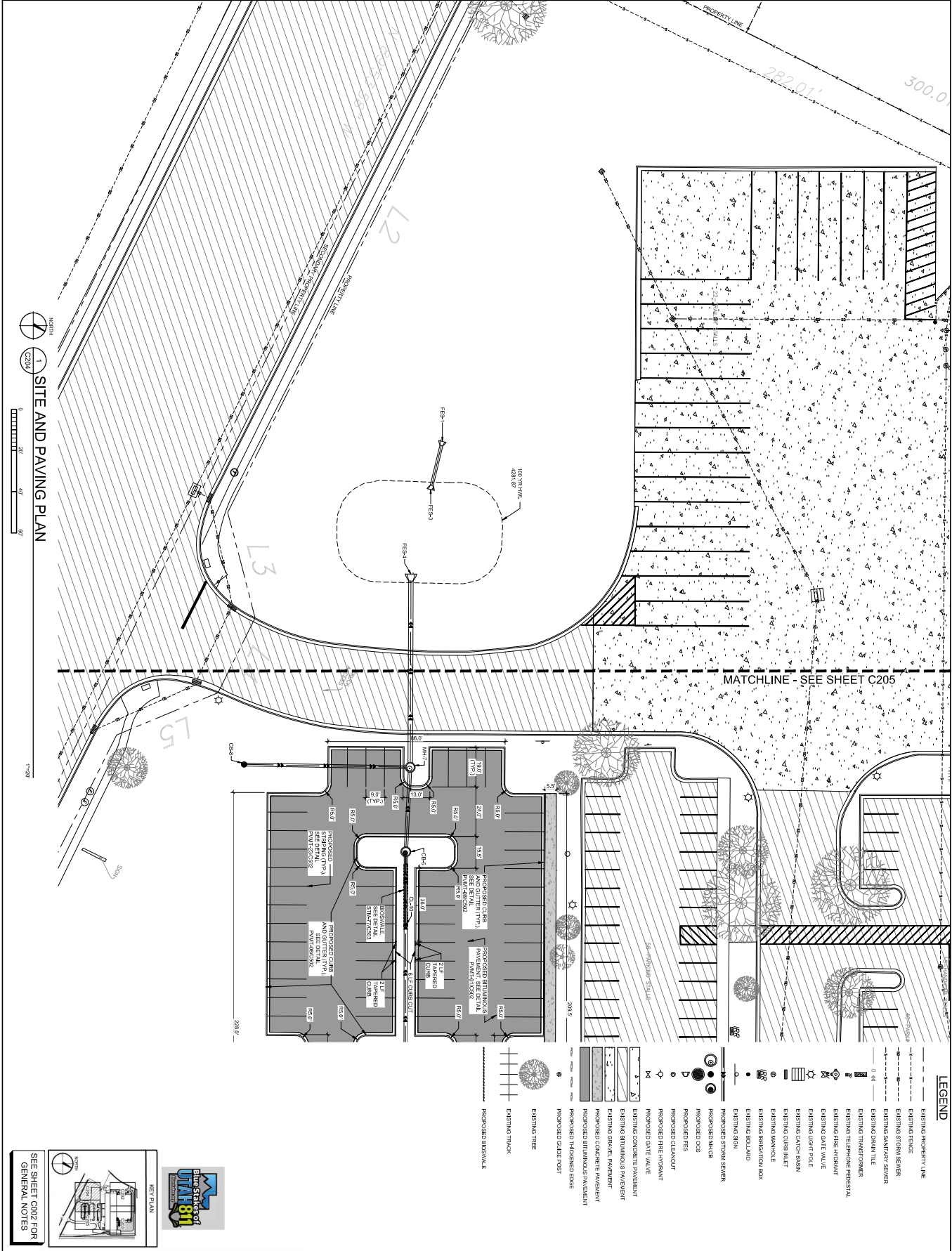
PROJECT: FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT



CLIENT:

WAA LLC
1400 West 2700 N, Suite 200
Pleasant View, UT 84063
Phone: 435.231.1234
Email: info@waa.com

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING FENCE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING POCKET TILE
 - EXISTING TRANSFORMER
 - EXISTING TELEPHONE PRESTRA
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING CATCH BASIN
 - EXISTING CATCH INLET
 - EXISTING MANHOLE
 - EXISTING RESOLUTION BOX
 - EXISTING SIGN
 - EXISTING SIGN
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED CATCH
 - PROPOSED FTS
 - PROPOSED CLEANOUT
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - EXISTING BITUMINOUS PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - EXISTING GRAVEL PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED THICKENED LODGE
 - PROPOSED GULCH POST
 - EXISTING TREE
 - EXISTING TRACK
 - PROPOSED SHOULDER



VAA LLC
1400 West 2700 N, Suite 200
Riverton, UT 84068
Phone: 801-438-1100
Fax: 801-438-1101
www.vaa.com

RISE
BAKING
COMPANY

PROJECT:
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO.	DATE	DESCRIPTION	BY	CHK.
1	05/01/23	ISSUED FOR BID	JCL	
2	05/01/23	REVISED FOR PERMIT	JCL	

CERTIFICATION:

DATE: 05/01/23
DESIGNED: JCL
CHECKED: JCL
APPROVED: JCL

DRAWING TITLE:
SITE AND PAVING PLAN

PROJECT NO: 23101
SCALE: AS NOTED

DRAWING NO: C204

SEE SHEET C202 FOR GENERAL NOTES



FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

[illegible]

**ISSUED FOR
PERMIT**

CERTIFICATION:

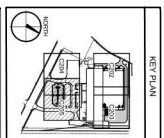
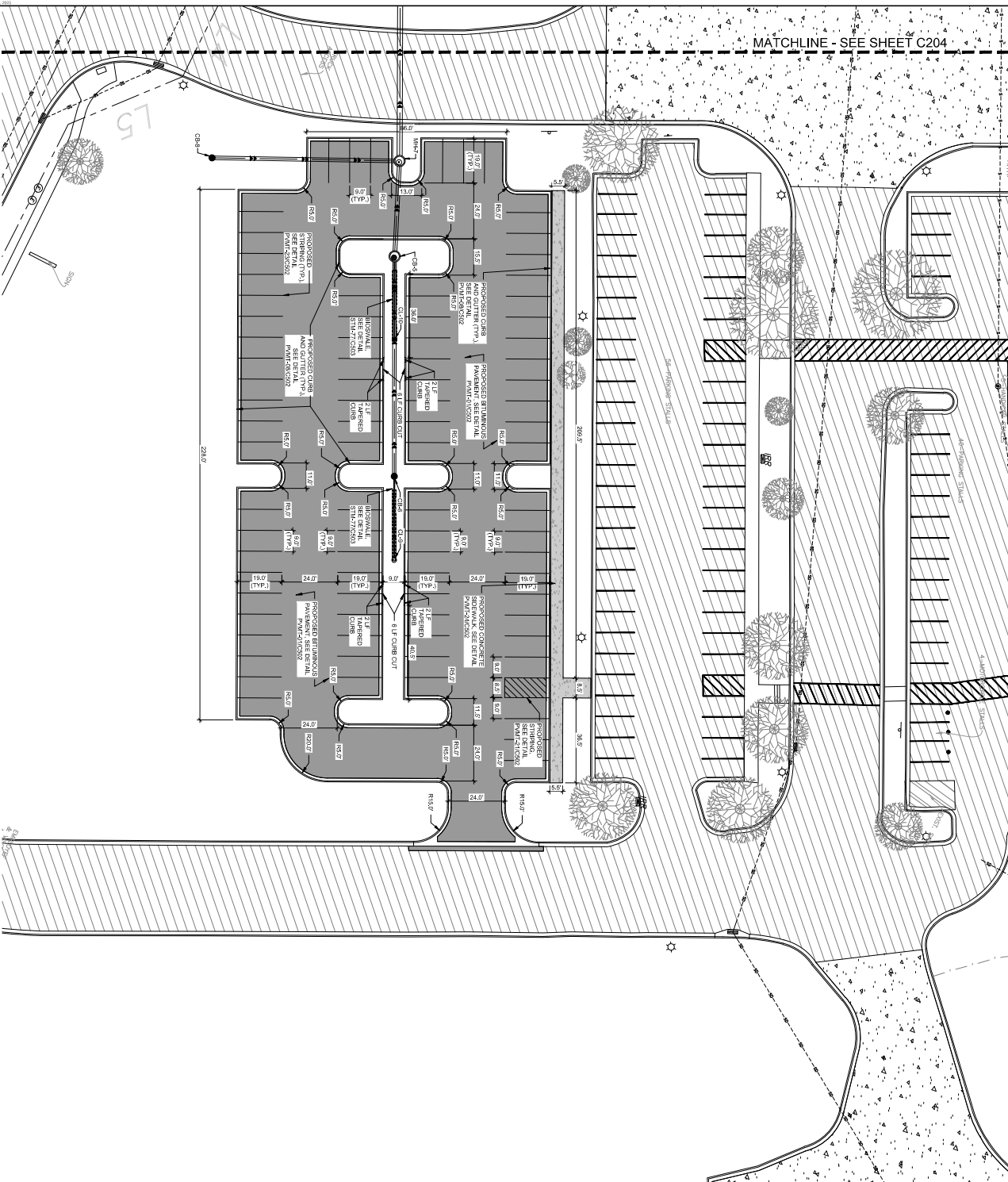
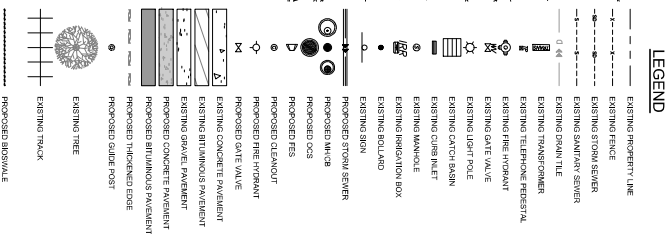


NOTICE: THE DEADLINE FOR 1993 AND 1994 DEADLINE EXTENSION INCLUDING ALL TECHNICAL CORRECTIONS, REVISIONS, AND COMMENTS, IS NOVEMBER 15, 1994. COMMENTS SHOULD BE SUBMITTED TO THE U.S. AIR FORCE AND NAVY, 1215 NORTH PINE STREET, 4TH FLOOR, SAN ANTONIO, TEXAS 78205-5000. COMMENTS SHOULD BE SUBMITTED TO THE U.S. AIR FORCE AND NAVY, 1215 NORTH PINE STREET, 4TH FLOOR, SAN ANTONIO, TEXAS 78205-5000.

DATE: 05/27/25	DRAWN: JDL	
DESIGNED: AJM	CHECKED: AMB	APPROVED:

SITE AND PAVING PLAN

PROJECT NO: 251251	DRAWING NO: C205
-----------------------	---------------------

SEE SHEET C002 FOR
GENERAL NOTES

1 SITE AND PAVING PLAN

 $Q=2$



PROJECT:
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

[illegible]

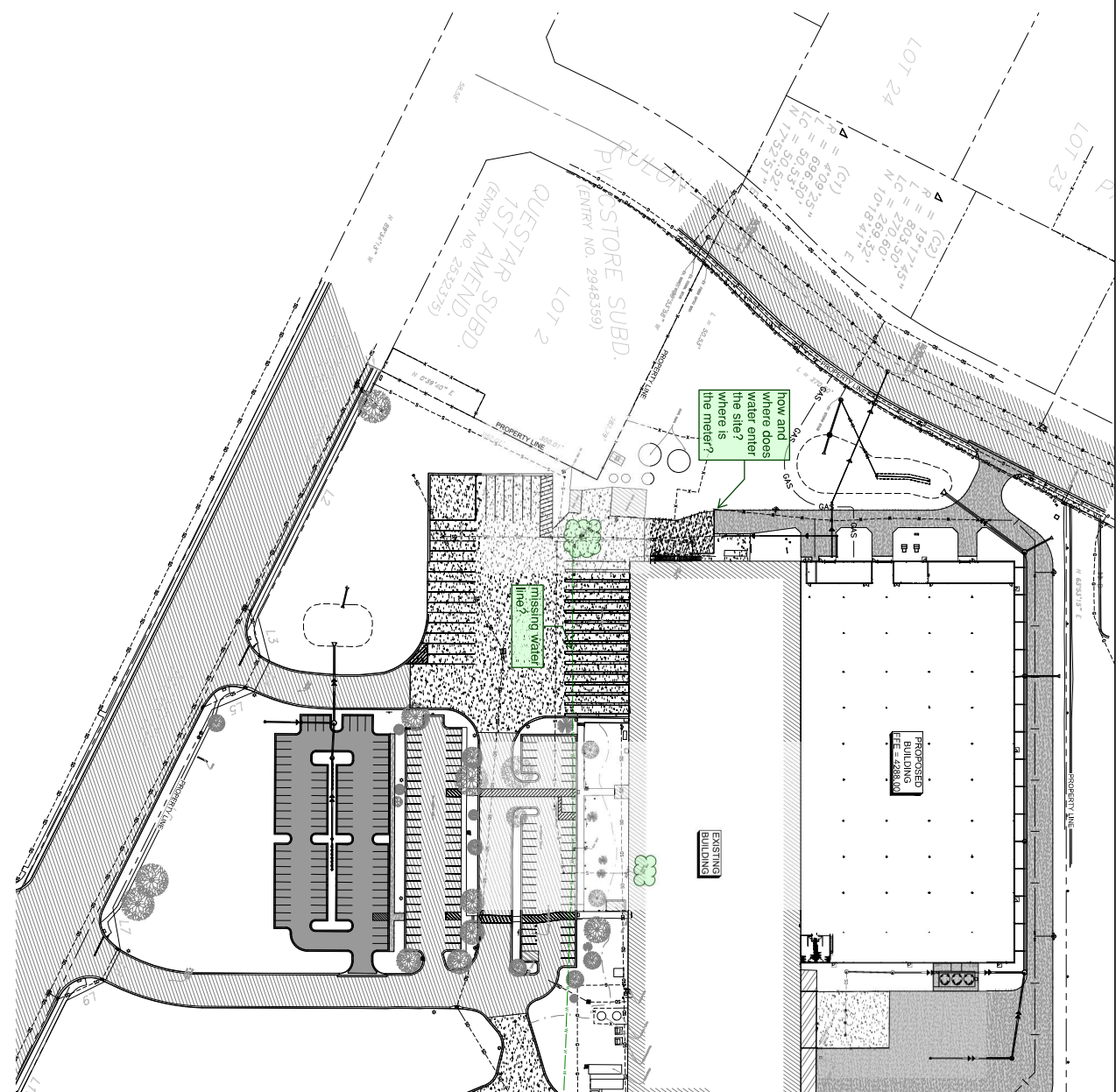
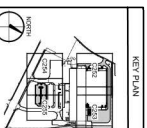
**ISSUED FOR
PERMIT**

[illegible]

06/27/25	JDL
DESIGNED: AJM	CHECKED: AMB
	APPROVED:

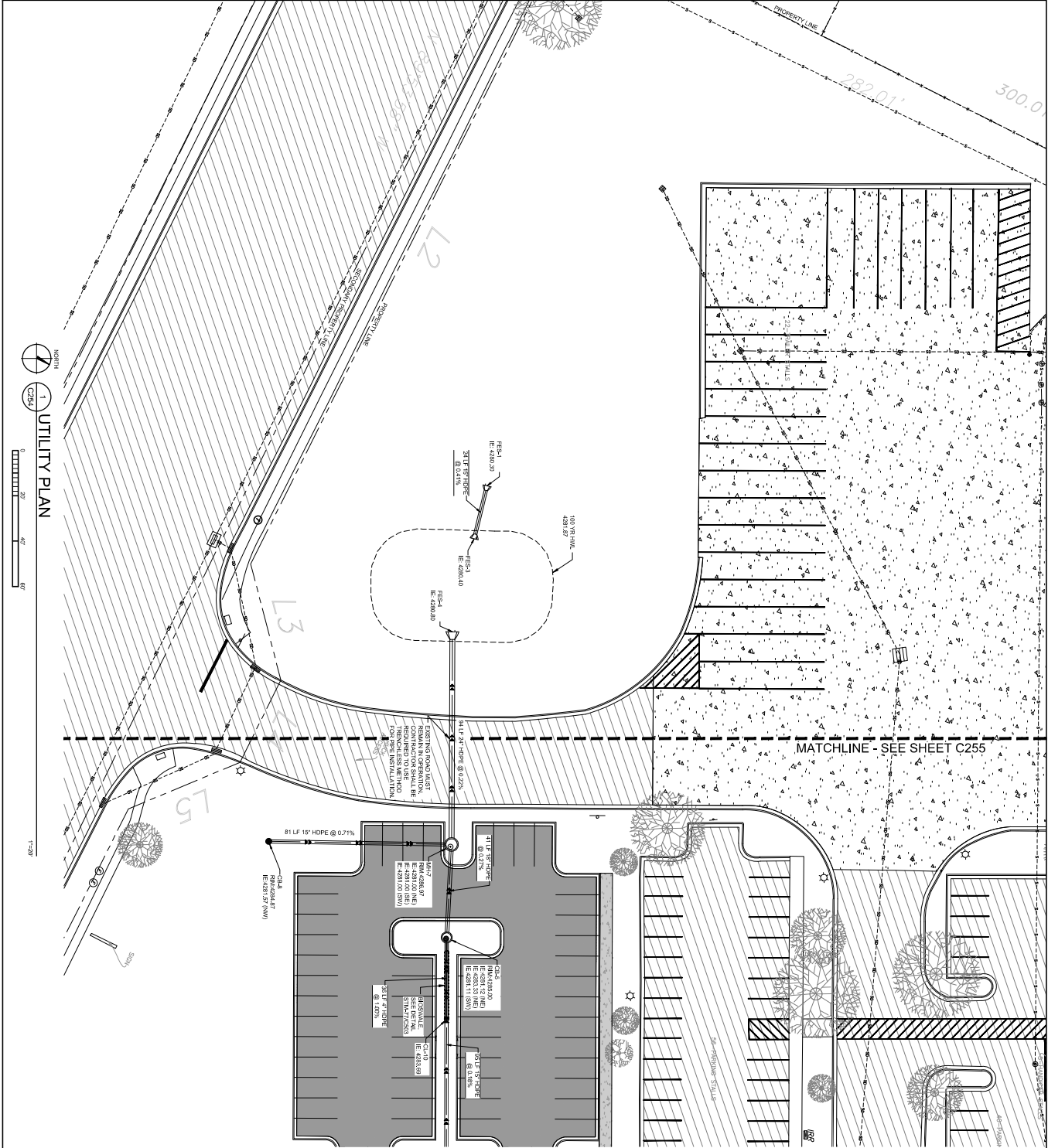
OVERALL
UTILITY PLAN

PROJECT NO: 251251	DRAWING NO: C251
SCALE: AS NOTED	

[illegible]

SEE SHEET C002
FOR GENERAL AND
UTILITY NOTES

		VAA LLC 1400 West 2700 N Provo, UT 84601 Project #2320	
		PROJECT: FACILITY EXPANSION 1400 WEST 2700 N PLEASANT VIEW, UT	
NO.	DATE	ISS. DESCRIPTION	BY
A	06/27/23	ISSUED FOR BID	JUL
B	06/28/23	ISSUED FOR PERMIT	JUL
<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> ISSUED FOR PERMIT </div>			
CERTIFICATION:			
<small> I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH, HEREBY CERTIFY THAT I AM THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE PROJECT DESCRIBED HEREON, AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF THE STATE OF UTAH. I HAVE REVIEWED THE PERMIT APPLICATION AND THE INFORMATION SUBMITTED HEREON, AND I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO REVIEWED THE PERMIT APPLICATION AND THE INFORMATION SUBMITTED HEREON, AND I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO REVIEWED THE PERMIT APPLICATION AND THE INFORMATION SUBMITTED HEREON, AND I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. </small>			
DATE:	06/27/23	DRAWN:	JUL
DESIGNED:	AKB	CHECKED:	AKB
APPROVED:		APPROVED:	
DRAWING TITLE:			
UTILITY PLAN			
PROJECT NO.:	231231	DRAWING NO.:	C232
SCALE:	AS NOTED		



LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING OPEN OPTIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING WATER LINE
- EXISTING MANHOLE
- EXISTING TELEPHONE/POSTAL
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING LOT/PAVING
- EXISTING CURB INLET
- EXISTING BRANCH
- EXISTING BRANCH BOX
- EXISTING ROLL-UP
- EXISTING SIGN
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED GAS
- PROPOSED FES
- PROPOSED DRAINAGE
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING TREE
- EXISTING TRACK
- PROPOSED BROWLADE

KEY PLAN

PVC SHALL BE 4" PERFORATED POLYETHYLENE GLASS FIBER REINFORCED GEOTEXTILE FABRIC

ALL HOPE PIPE SHALL BE N-12 WT

PROJECT

FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

CLIENT

RISE BAKING COMPANY

DESIGNER

Blue Sticks of Utah 81

DATE

06/26/2023

ISSUED FOR PERMIT

PERMIT

06/26/2023

PROJECT NO.

251051

DRAWING NO.

C254

SCALE

AS NOTED

DESIGNED

AM

CHECKED

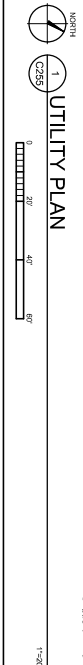
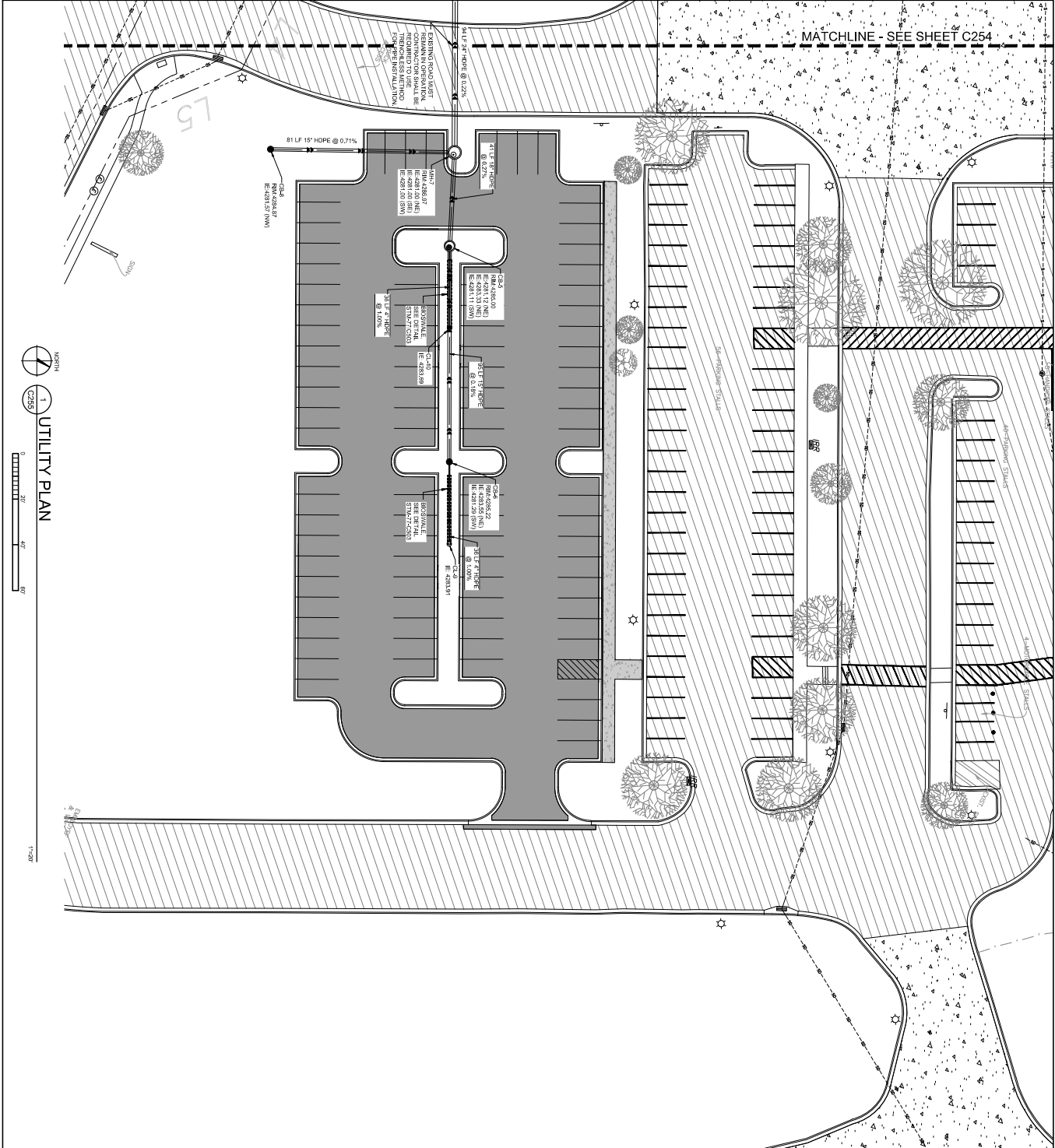
JOL

APPROVED

AM

DRAWING TITLE

UTILITY PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING REAR OPTIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING WATER LINE
- EXISTING DOWNSPOUT
- EXISTING TELEPHONE/RECREAL
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING LOT/CY BASKIN
- EXISTING CURB INLET
- EXISTING BRANCH
- EXISTING IRRIGATION BOX
- EXISTING HOLLAND
- EXISTING SIGN
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CDS
- PROPOSED FTS
- PROPOSED DOWNSPOUT
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY WATER SEWER
- PROPOSED PROCESS WATER WATER
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING TREE
- EXISTING TRACK
- PROPOSED NORMAL

PVC SHALL BE 4" PERFORATED PREMANHOLE GEOTEXTILE FABRIC

ALL HOPE PIPE SHALL BE N-12 WT

KEY PLAN

SEE SHEET C002 FOR GENERAL AND UTILITY NOTES

WAA LLC
1400 West 2700 N, Suite 200
Pleasant View, UT 84064
Phone: 435-223-1234
Fax: 435-223-1235

RISE BAKING COMPANY

PROJECT: FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO.	DATE	REVISION	BY
1	05/01/23	ISSUED FOR BID	JLC
2	06/01/23	ISSUED FOR PERMIT	JLC

CERTIFICATION:

ISSUED FOR PERMIT

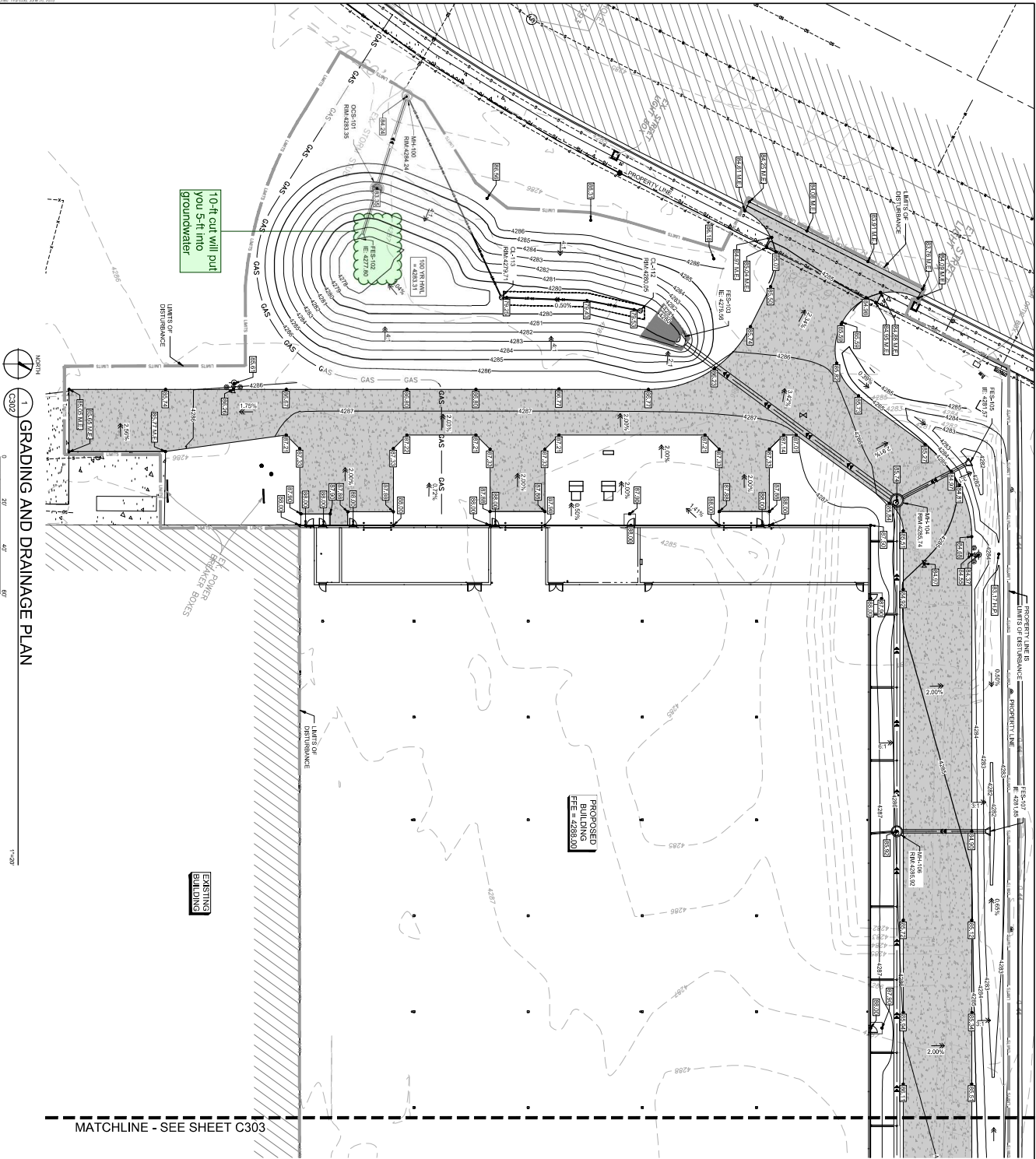
DATE	DESIGNED	CHECKED	APPROVED
05/07/23	JLC		
AM	AM		

DRAWING TITLE: UTILITY PLAN

PROJECT NO: 231051

SCALE: AS NOTED

SHEET NO: C255



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- BACK OF CURB / FLOW LINE
- EXISTING FENCE
- EXISTING STREET LIGHT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING DOWN TILE
- EXISTING THROAT/DRUMMER
- EXISTING TELEPHONE / FIBER OPTIC
- EXISTING FIRE HYDRANT
- EXISTING DATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING CLOSURE INLET
- EXISTING MANHOLE
- EXISTING REMEDIATION BOX
- EXISTING ROAD
- PROPOSED STORM SEWER
- PROPOSED SANITARY
- PROPOSED GAS
- PROPOSED FIBER
- PROPOSED RISE
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED DATE VALVE
- PROPOSED GAS LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING TREE
- EXISTING TRACK
- PROPOSED BRUSHPILE

KEY PLAN

Blue Sticks of Utah 811

SEE SHEET C302 FOR GENERAL AND GRADING NOTES

PROJECT

FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

DATE

06/27/2018

DESIGNED BY

AM

CHECKED BY

AM

APPROVED BY

AM

ISSUED FOR PERMIT

CERTIFICATION

PROFESSIONAL SEAL

DATE

06/27/2018

PROJECT NO.

251251

SCALE

AS NOTED

DRAWING NO.

C302

COMPANY

RISE BAKING COMPANY

CLIENT

WAA LLC

1400 WEST 2700 N, SUITE 200
PLEASANT VIEW, UT 84063

703.688.8008
www.waa.com
Project #251251

MATCHLINE - SEE SHEET C302



1 GRADING AND DRAINAGE PLAN



1"=60'

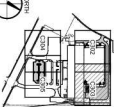


LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- PROPOSED ELEVATION
- PROPOSED FLOW LINE
- EXISTING FENCE
- EXISTING FENCE PILE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING SIGN TITLE
- EXISTING ROAD/DRIVER
- EXISTING TELEPHONE/RECREAL
- EXISTING FIRE HYDRANT
- EXISTING DATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING GROUND INLET
- EXISTING MANHOLE
- EXISTING REMEDIATION BOX
- EXISTING ROLL AND
- EXISTING SIGN
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED GAS
- PROPOSED FENCE
- PROPOSED FENCE HYDRANT
- PROPOSED DATE VALVE
- PROPOSED GAS LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING TREE
- EXISTING TRACK
- PROPOSED REMOVAL



KEY PLAN



SEE SHEET C302 FOR GENERAL AND GRADING NOTES



PROJECT
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO.	DATE	REVISION	BY
1	05/07/23	ISSUED FOR BID	JCL
2	06/05/23	REVISED FOR PERMIT	JCL

ISSUED FOR PERMIT

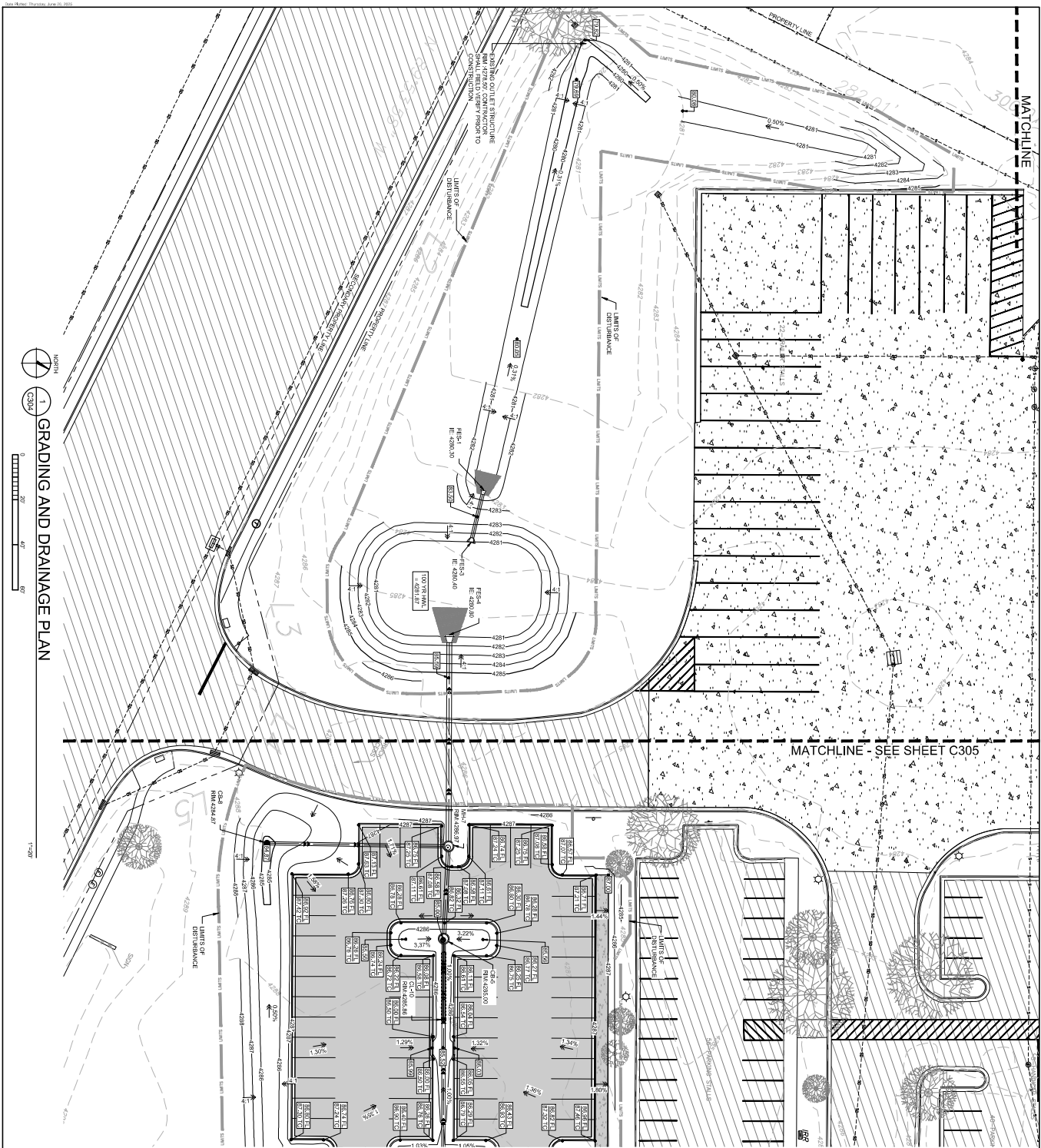
CERTIFICATION:



DATE	DESIGNED	CHECKED	APPROVED
05/07/23	JCL	AMB	

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.	DRAWING NO.
2510251	C303



1 GRADING AND DRAINAGE PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- EXISTING ELEVATION
- EXISTING FENCE
- EXISTING OPEN OPTIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING DRAIN TILE
- EXISTING HANDPUMP
- EXISTING TELEPHONE INFESTAL
- EXISTING FIRE HYDRANT
- EXISTING DATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING GROSS INLET
- EXISTING MANHOLE
- EXISTING REMEDIATION BOX
- EXISTING ROLL-UP
- EXISTING SIGN
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED GAS
- PROPOSED FENCE
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED DATE VALVE
- PROPOSED GAS LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING DRIVE PAVEMENT
- EXISTING SIDEWALK
- EXISTING TREE
- EXISTING TRACK
- PROPOSED BROWSLINE

KEY PLAN

SEE SHEET C002 FOR GENERAL AND GRADING NOTES

ISSUED FOR PERMIT

CERTIFICATION:

DATE: 06/26/2018

DESIGNED: JOL

CHECKED: AUB

APPROVED:

PROJECT:

FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

CLIENT:

RISE BAKING COMPANY

PROJECT NO: 251251

DRAWING NO: C304

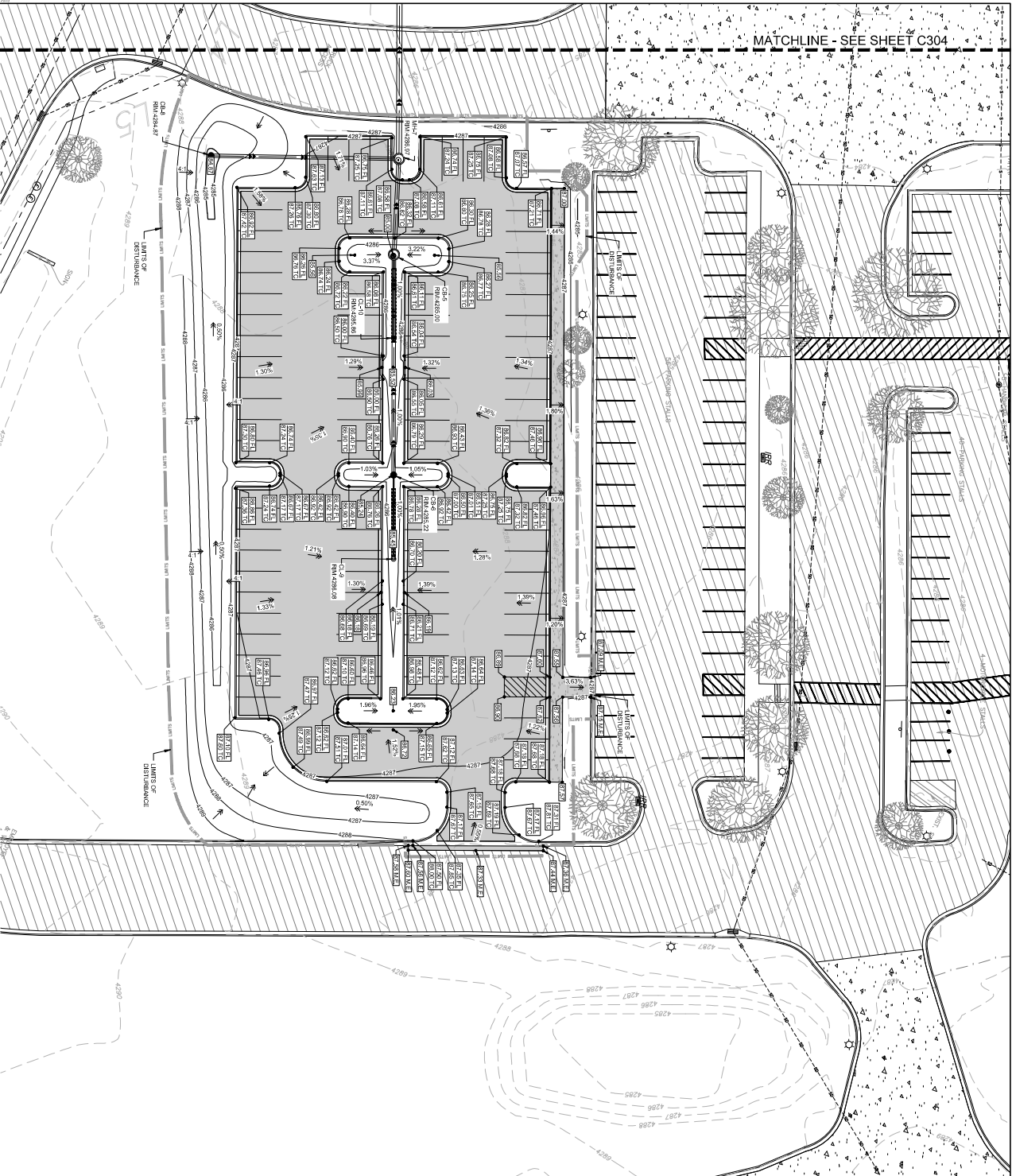
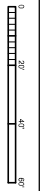
SCALE: AS NOTED

MAA

MAA, LLC
1400 West 2700 N, Suite 200
Pleasant View, UT 84064
Phone: 435.223.2231

MATCHLINE - SEE SHEET C304

1 GRADING AND DRAINAGE PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- BACK OF CURB FLOW LINE
- EXISTING FENCE
- EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING DOWN TILE
- EXISTING HOVSE/OWNER
- EXISTING TELEPHONE/RECREATIONAL
- EXISTING FIRE HYDRANT
- EXISTING DATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING GROSS INLET
- EXISTING MANHOLE
- EXISTING REMEDIATION BOX
- EXISTING ROLL-UP
- PROPOSED STORM SEWER
- PROPOSED MINOR
- PROPOSED GAS
- PROPOSED FIBER
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED DATE VALVE
- PROPOSED GAS LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING TREE
- EXISTING TRUCK
- PROPOSED BRUSHWALL

SEE SHEET C302 FOR GENERAL AND GRADING NOTES

KEY PLAN



ISSUED FOR PERMIT

CERTIFICATION:

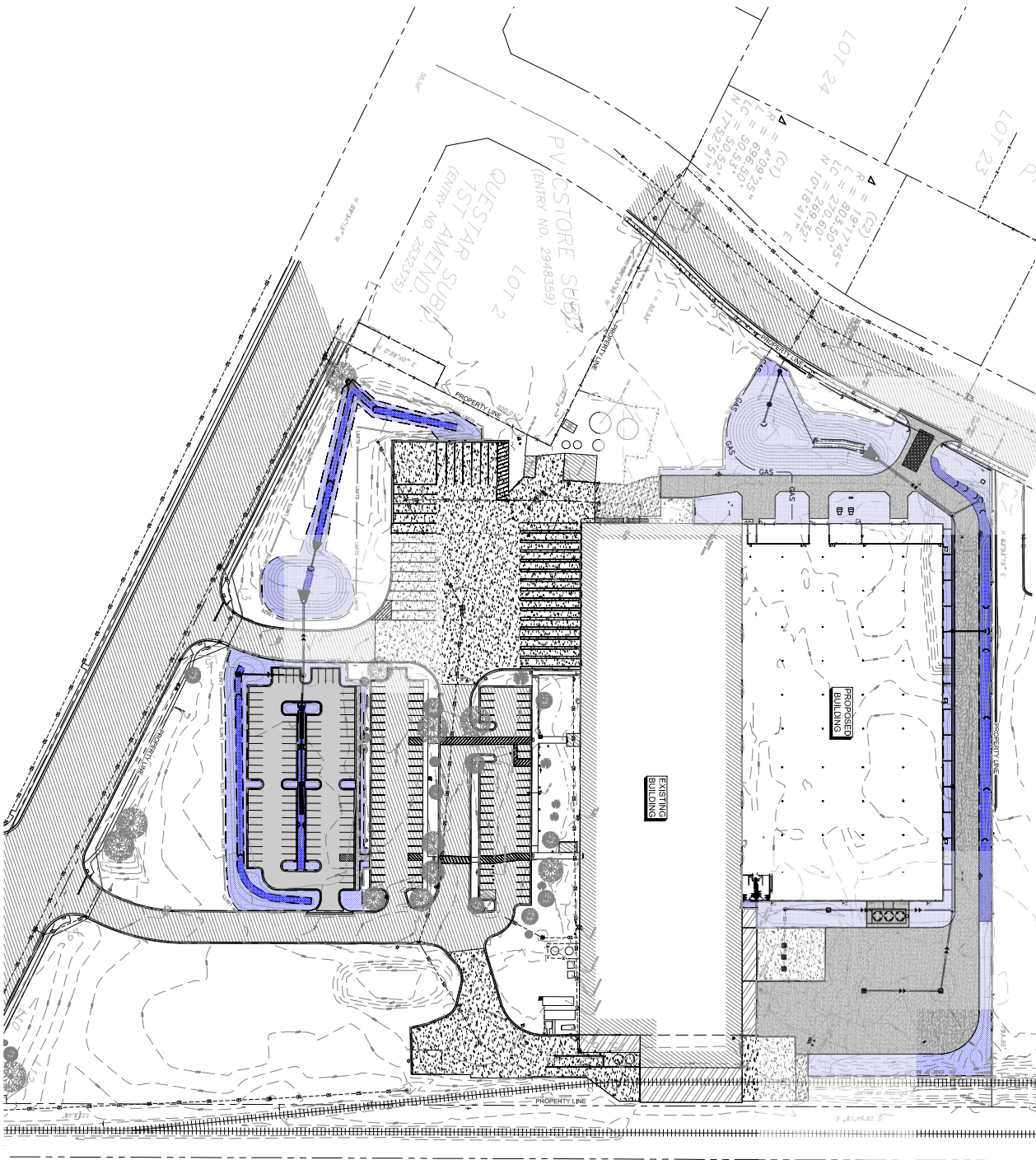
PROJECT: FACILITY EXPANSION 1400 WEST 2700 N PLEASANT VIEW, UT



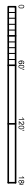
WAA, LLC
1400 West 2700 N, Suite 200
Pleasant View, UT 84054
Phone: 435.231.2323

DRAWING TITLE	
GRADING AND DRAINAGE PLAN	
DATE: 06/27/23	DRAWN: JOL
DESIGNED: AMB	CHECKED: APPROVED
AM	AMB

PROJECT NO.	DRAWING NO.
251251	C305
SCALE:	AS NOTED



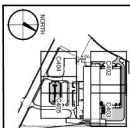
1 OVERALL EROSION AND SEDIMENT CONTROL PLAN



C401

1-1/2"

SEE SHEET C402 FOR
GENERAL AND EROSION AND
SEDIMENT CONTROL NOTES



KEY PLAN

DATE: 05/27/23
DESIGNED: JCL
CHECKED: AMB
APPROVED: JCL

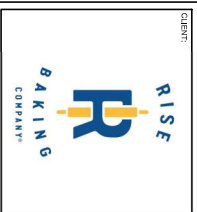
PROJECT NO: C401
SCALE: AS NOTED

OVERALL
EROSION AND SEDIMENT
CONTROL PLAN

CERTIFICATION:
ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION	BY
1	05/27/23	ISSUED FOR BID	JCL
2	06/02/23	ISSUED FOR PERMIT	JCL

PROJECT:
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT



CLIENT:
VAA LLC
1400 WEST 2700 N, SUITE 200
PLEASANT VIEW, UT 84064
703.666.8100
vva@vva.com
Project # 23-023



NO	DATE	ISSUE/REVISION
A	06/27/25	ISSUED FOR BID
B	06/26/25	ISSUED FOR PERMIT

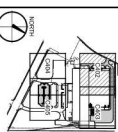
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**ISSUED FOR
PERMIT**

CERTIFICATION:



KEY PLAN



EROSION AND SEDIMENT CONTROL PLAN

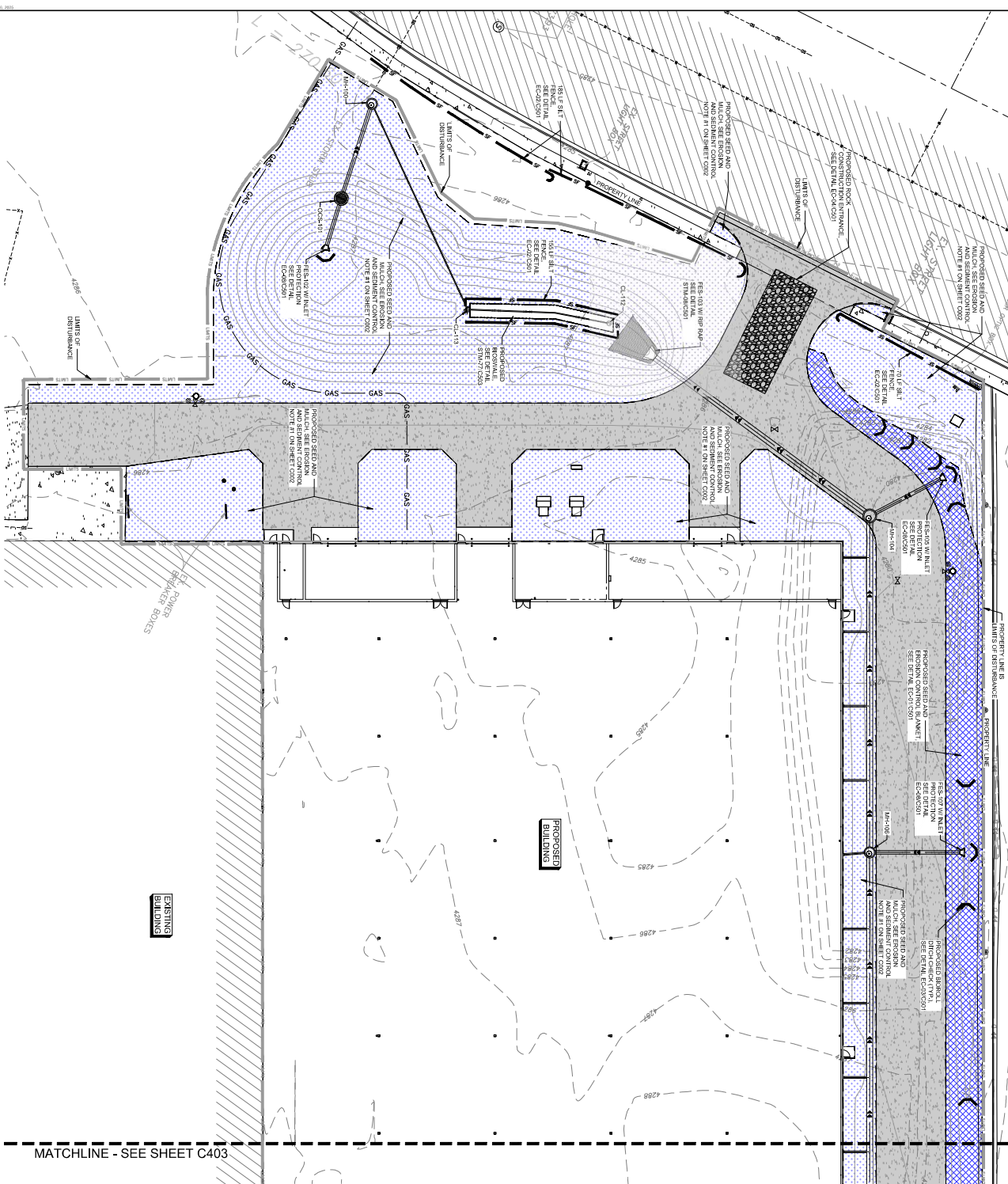
DRAWING T

DESIGNED: A/M	CHECKED: A/M	APPROVED:
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800 IFOP 311

SCALE:

C402

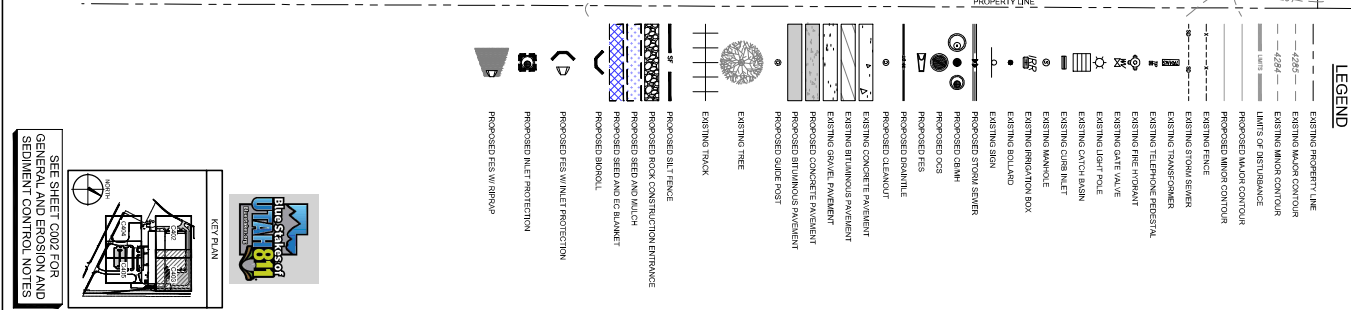
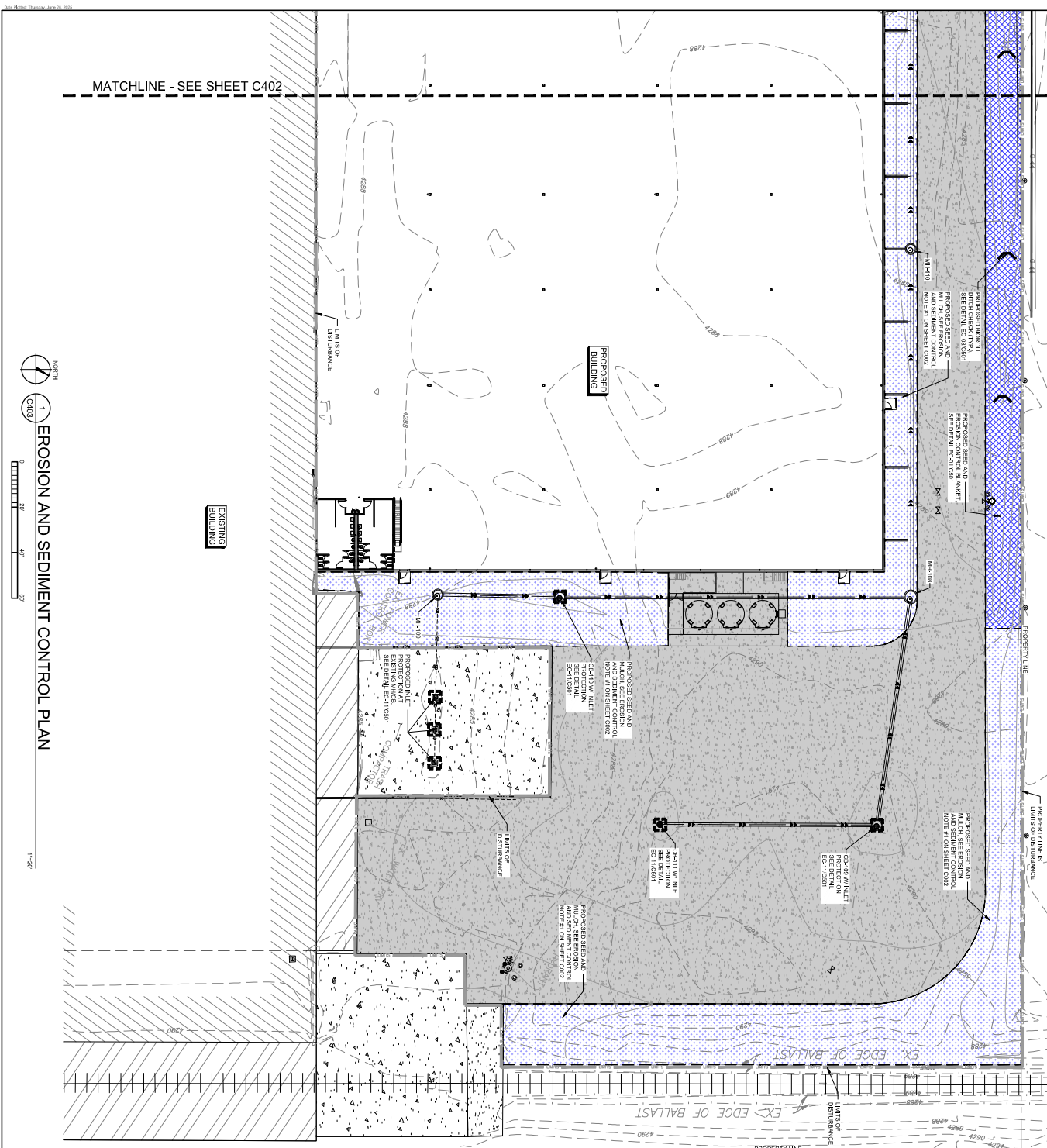


EROSION AND SEDIMENT CONTROL PLAN

C402

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40
60

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[illegible]

**ISSUED FOR
PERMIT**

DISCUSSION

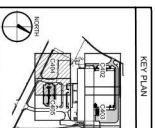


NOTICE: THE DESIGNATION AND DESCRIPTION OF THE POLYMERIZATION OF VINYL MONOMERS, INCLUDING THE CATALYST, REACTION CONDITIONS, AND THE POLYMERIZATION MECHANISM, ARE THE EXCLUSIVE PROPERTY OF THE POLYMERIZATION OF VINYL MONOMERS, INCLUDING THE CATALYST, REACTION CONDITIONS, AND THE POLYMERIZATION MECHANISM. NO OTHER POLYMERIZATION MECHANISM, INCLUDING THE CATALYST, REACTION CONDITIONS, AND THE POLYMERIZATION MECHANISM, IS TO BE USED IN THE POLYMERIZATION OF VINYL MONOMERS, INCLUDING THE CATALYST, REACTION CONDITIONS, AND THE POLYMERIZATION MECHANISM.

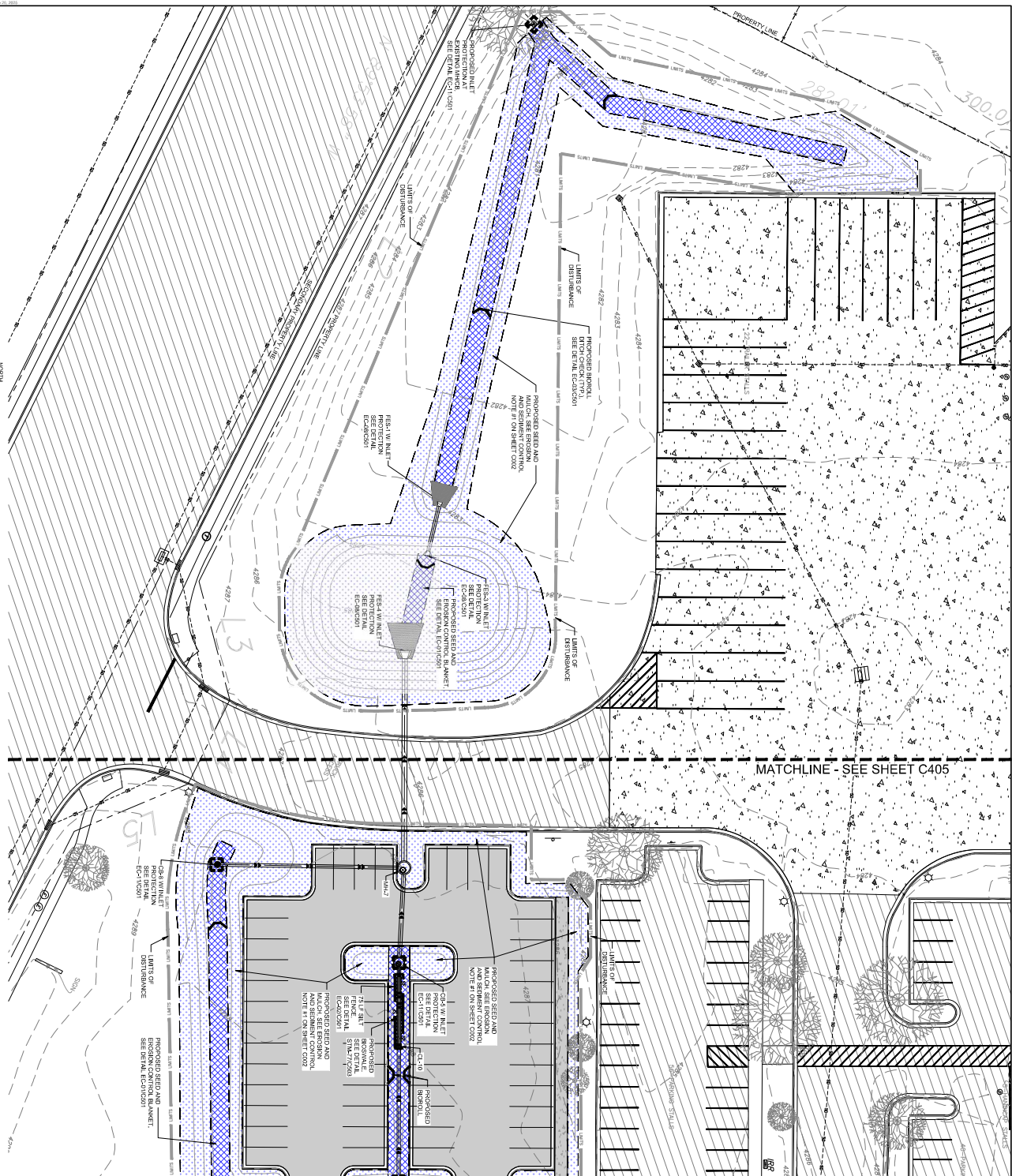
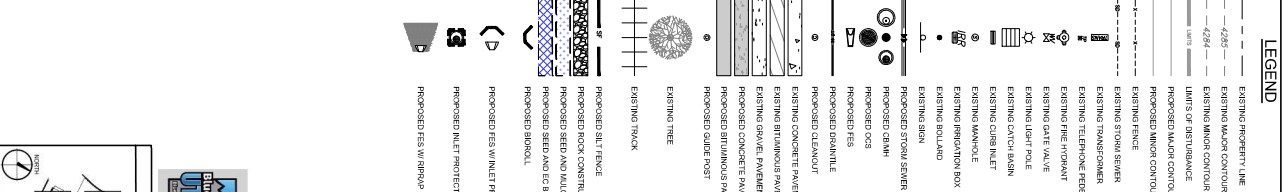
DATE:	05/27/25	DRAWN:	JDL
DESIGNED:	ALM	CHECKED:	AMB
		APPROVED:	

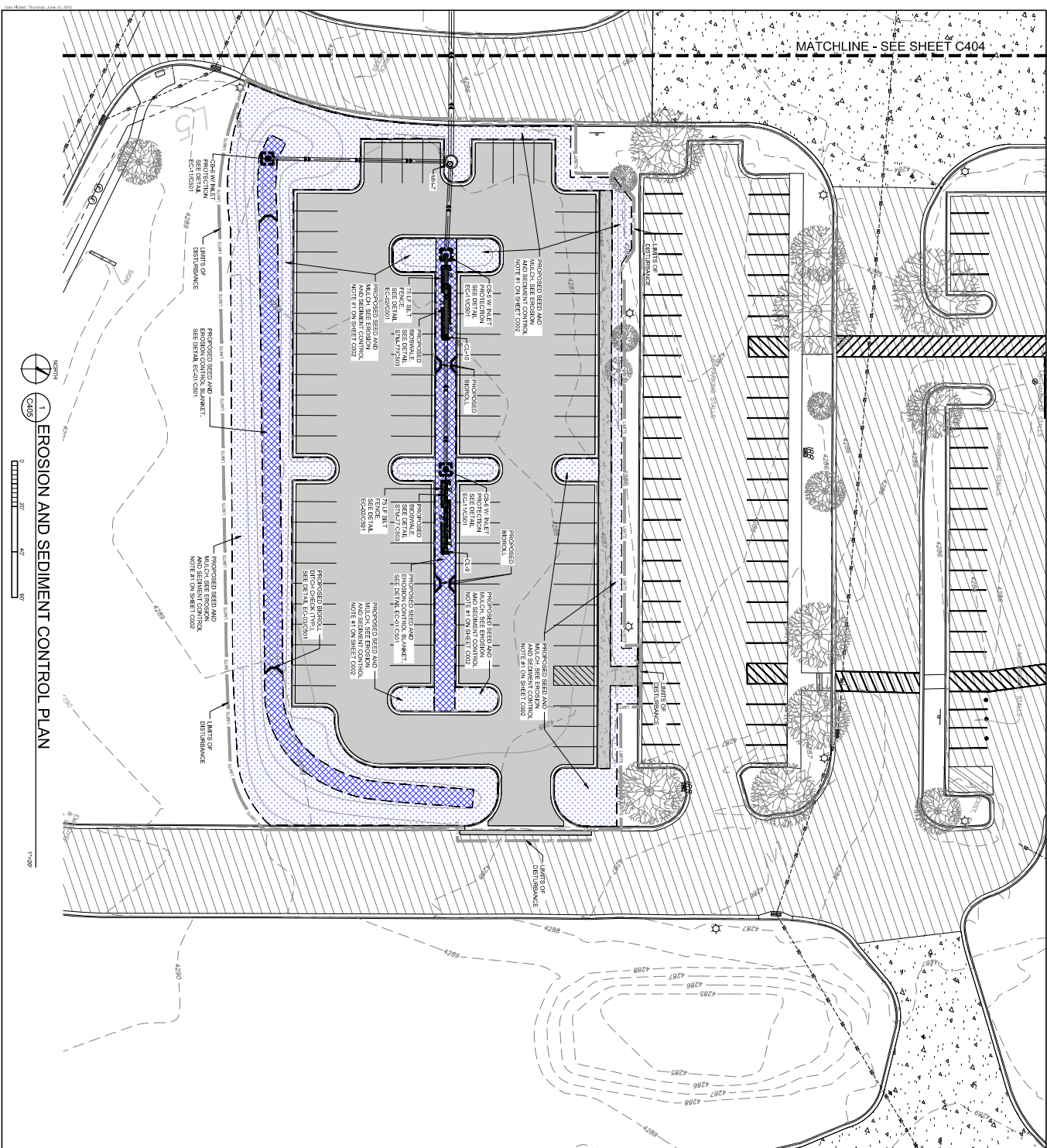
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO: 251251	DRAWING NO: C404
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SEE SHEET C002 FOR
GENERAL AND EROSION AND
SEDIMENT CONTROL NOTES





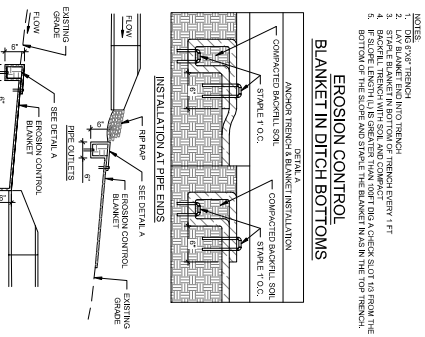
LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING TRANSFORMER
- EXISTING TELEPHONE/PISTEL
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING MANHOLE
- EXISTING PRECIPITATION BOX
- EXISTING BOLLARD
- EXISTING SIGN
- PROPOSED STORM SEWER
- PROPOSED CULM
- PROPOSED DCS
- PROPOSED FES
- PROPOSED DRAINAGE
- PROPOSED CLEANOUT
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING TREE
- EXISTING TRACK
- PROPOSED SLIT FENCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED SEED AND MULCH
- PROPOSED BRUSH AND LOG ALKAMIT
- PROPOSED BRUSH
- PROPOSED FES W/ INLET PROTECTION
- PROPOSED FES W/ INLET PROTECTION
- PROPOSED FES W/ INLET PROTECTION
- PROPOSED FES W/ RIPRAP

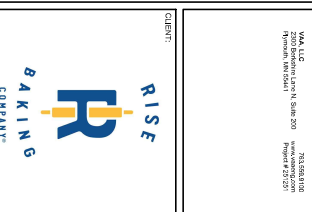
SEE SHEET 002Z FOR
GENERAL AND EROSION AND
SEDIMENT CONTROL NOTES

Blue States of
UTAH 811

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FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT



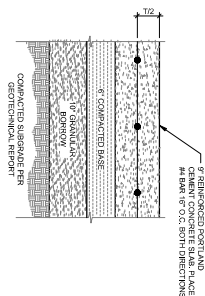
**ISSUED FOR
PERMIT**



DATE: 08/27/25		DRAWN: JDL	
DESIGNED: AMI	CHECKED: AMB	APPROVED:	

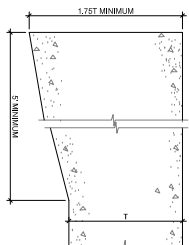
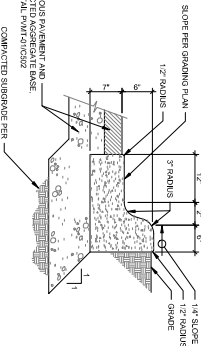
CIVIL DETAILS

PROJECT NO: 251251	DRAWING NO: C501
SCALE:	

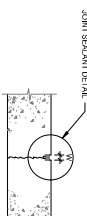


NOTES:

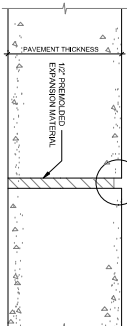
1. PROVIDE CONTROLLED JOINTS AT 10' O.C. MAXIMUM IN BOTH DIRECTIONS.
2. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO OWNER AND ENGINEER FOR REVIEW A MINIMUM OF 3 WEEKS PRIOR TO CONSTRUCTION.



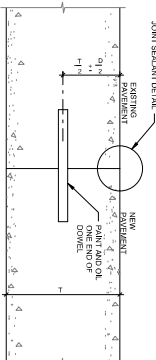
	PAVING	PVMT-12
	THICKENED PAVEMENT EDGE DETAIL	



3 EXPANSION JOINT

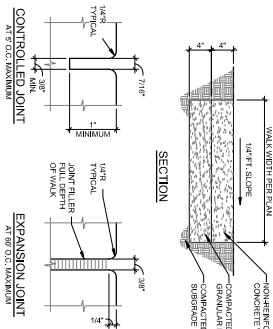
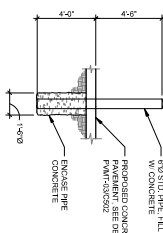
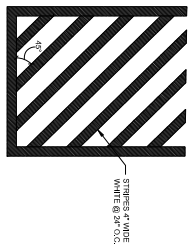


3 EXPANSION JOINT



4 CONSTRUCTION JOINTS SHALL HAVE 3/4" SMOOTH BARS 18" LONG AND SPACED 12" O.C.

DOVELED CONSTRUCTION JOINT

[illegible]

**ISSUED FOR
PERMIT**

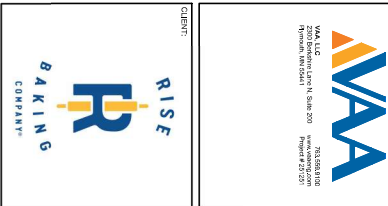


	PAVING	
	STANDARD PARKING STALL(S) DETAIL	PVMT-23

DATE:	05/27/25	DRAWN:	JDL
DESIGNED:	AJM	CHECKED:	AAB
		APPROVED:	

DRAWING TITLE:

CIVIL DETAILS



FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

NO	DATE	ISSUE/REVISION	BY
A	06/26/25	ISSUED FOR PERMIT	JDL

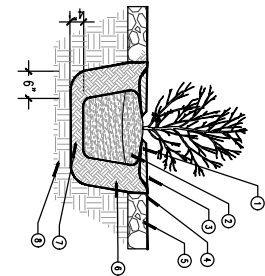
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**ISSUED FOR
PERMIT**



DATE: 06/26/25	DRAWN: JDL	
DESIGNED: AJM	CHECKED: AMB	APPROVED:

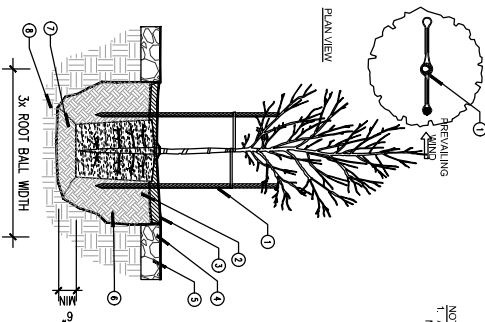
AS NOTED	
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1. SET SHRUB AT ORIGINAL DEPTH
2. REMOVE BURLAP ON BALL (IF B & B)
3. MULCH LAYER OVER ENTIRE BED, KEEP MULCH 3" AWAY FROM PLANT
4. 3" SAUCER BERM
5. DECORATIVE COBBLE ROCK BACKFILL
6. REUSE 100% NATIVE BACKFILL
7. COMPACTED SOIL MIX
8. UNDISTURBED EARTH

A SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

SECTION



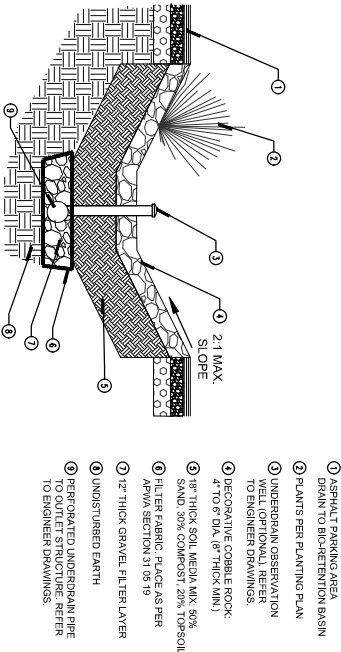
1. WOOD STAKES AND NON-ABRASIVE RUBBER TIES
2. REMOVE BURLAP ON BALL (IF B & B)
3. MULCH LAYER OVER ENTIRE BED, KEEP MULCH 3" AWAY FROM PLANT
4. 3" SAUCER BERM
5. DECORATIVE COBBLE ROCK BACKFILL
6. REUSE 100% NATIVE BACKFILL
7. COMPACTED SOIL MIX
8. UNDISTURBED EARTH

B TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

SECTION

UPLAND SEED MIX					
SEED NO.	SPECIES NAME		BROADCAST SEED		
	BOTANICAL NAME	COMMON NAME	Number of seeds per pound	Pounds of pure seed per acre	Percent of mix by seed weight
Grasses					
1	<i>Arctostaphylos</i>	Purple three-awn	250,000	2	6.25%
2	<i>Elymus elymoides</i>	Botherus squarrel	180,000	2	4.81%
3	<i>Dactylis spicata stricta</i>	Inland satgrass	510,000	0.50	3.24%
4	<i>Sporobolus cryptandrus</i>	Sand dropseed	5,300,000	0.10	6.64%
5	<i>Arctostaphylos stricta</i>	Arctostaphylos	1,750,000	0.10	2.18%
6	<i>Hesperololium comale</i>	Needle and thread grass	115,000	3.5	4.32%
7	<i>Elymus trachystachyus</i>	Stender wheatgrass	155,000	3.5	5.92%
8	<i>Poa secunda (saurbergii)</i>	Stender bluegrass	1,040,000	0.5	6.56%
9	<i>Panicum virgatum</i>	Bluestem	125,000	4	6.30%
Forbs					
10	<i>Aquilegia canadensis</i>	Rocky Mountain Columbine	365,000	1	4.57%
11	<i>Clematis vitalba</i>	Rocky Mountain Clematis	325,000	3	2.48%
12	<i>Lupinus albus</i>	Alfalfa	290,000	2	2.58%
13	<i>Asperula cynanchica</i>	Asperula	1,600,000	0.5	10.02%
14	<i>Galatella aristata</i>	Blanket flower	130,000	0.5	0.83%
15	<i>Thalictrum flavum</i>	Uran Sweetwillow	40,000	3	7.73%
16	<i>Thalictrum flavum</i>	Uran Sweetwillow	40,000	0.5	6.73%
17	<i>Thalictrum flavum</i>	Uran Sweetwillow	40,000	0.5	6.73%
18	<i>Thalictrum flavum</i>	Uran Sweetwillow	40,000	0.5	6.73%
19	<i>Spharagrostis coccinea</i>	Scarlet gladiolus	500,000	1	6.25%
20	<i>Spharagrostis coccinea</i>	Scarlet gladiolus	500,000	1	6.25%
TOTAL			30.2	100.00%	183

C UPLAND SEED MIX



1. ASPHALT PARKING AREA DRAIN TO BIO-RETENTION BASIN
2. PLANTS PER PLANTING PLAN
3. UNDERDRAIN OBSERVATION
4. GRAVEL FILTER LAYER
5. FILTER FABRIC, PLACE AS PER APMA SECTION 31.05.19
6. 12" THICK GRAVEL FILTER LAYER
7. UNDISTURBED EARTH

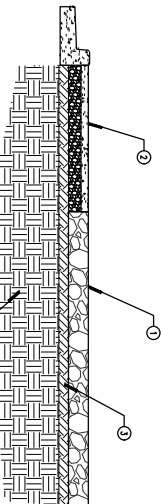
GRAVEL FILTER LAYER NOTES:

1. GRAVEL, FILTER MATERIAL SHALL CONSIST OF CLEAN, DURABLE ROCK.
2. PLACE GRAVEL FILTER OVER PREPARED SUBGRADE TO 12 INCH THICKNESS.

% FINER THAN GIVEN SIZE	SIZE (INCHES)
0-3	0.003
0-15	0.05
0-30	0.2
35-50	0.75
50-100	3.0

D BIO-SWALE DETAIL
SCALE: 1/2" = 1'-0"

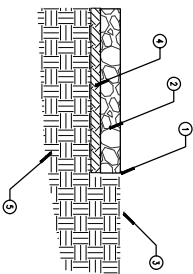
SECTION



1. DECORATIVE COBBLE ROCK, 4" TO 8" DIA. (8" THICK MIN.)
2. ADJACENT SIDEWALK
3. 4" MINIMUM SPREAD STOCKPILE TOPSOIL
4. UNDISTURBED EARTH

E DECORATIVE COBBLE ROCK DETAIL
SCALE: 1/2" = 1'-0"

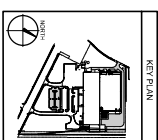
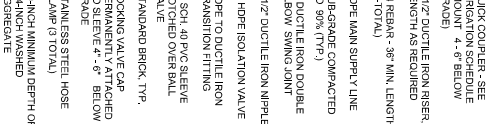
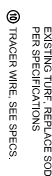
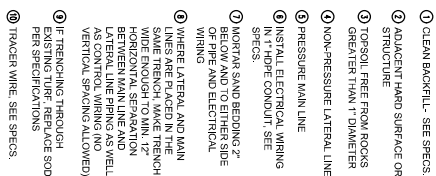
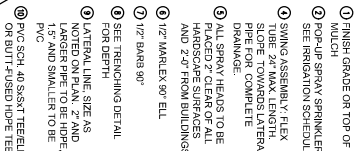
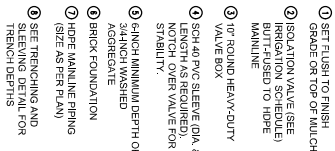
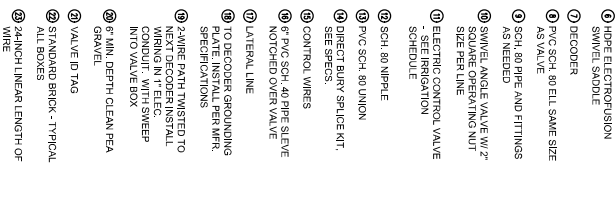
SECTION

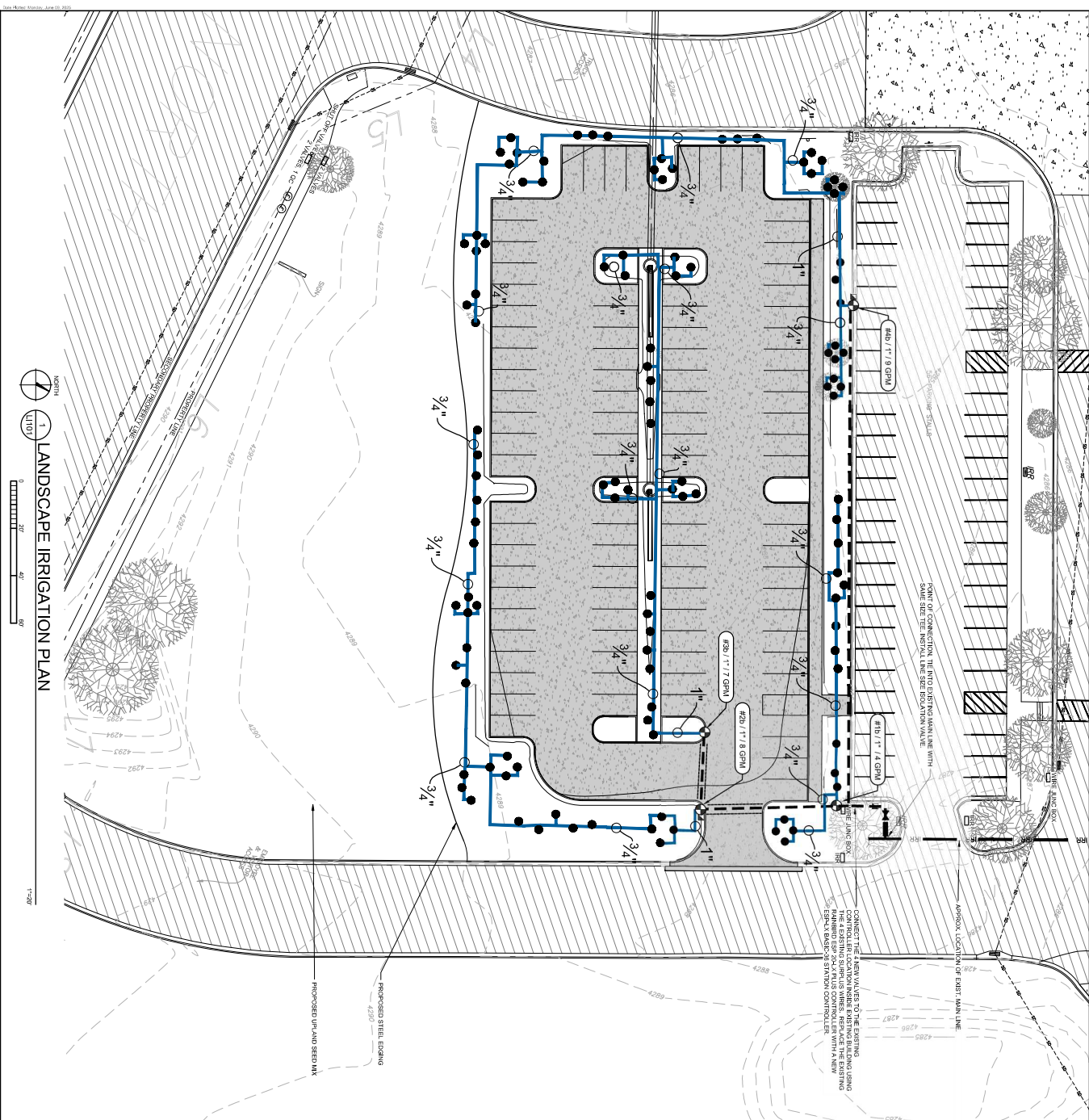


1. STEEL EDGING, COMMERCIAL GRADE STEEL EDGING, 11\"/>
2. DECORATIVE COBBLE ROCK, 4" TO 8" DIA. (8" THICK MIN.)
3. UPLAND SEED MIX
4. 4" MINIMUM SPREAD STOCKPILE TOPSOIL
5. UNDISTURBED EARTH

F STEEL EDGING DETAIL
SCALE: 1/2" = 1'-0"

SECTION





IRRIGATION MATERIALS SCHEDULE		
KEY	ITEM	DESCRIPTION
I	POINT OF CONNECTION	16" AND 20" IRRI-CON ISOLATION MAIN LINE WITH LINE SIZE ISOLATION VALVE
W	ISOLATION VALVE	16" AND 20" IRRI-CON 1/2" SIZE, IRRI-CON A CLOSURE MAIN BOX WITH LOCKWAD ID
Q	QUICK COUPLER	16" AND 20" IRRI-CON A CLOSURE 919 VALVE BOX WITH LOCKWAD ID
RC	REMOTE CONTROL VALVE	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID
SB	SHOULDER BARRIER	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID
EL	EXTENSION MAIN LINE	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID
LA	LATERAL LINE	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID
SL	SLEEVE	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID
ST	STATION / VALVE SIZE / SPAN	16" AND 20" IRRI-CON A CLOSURE 1170 JAMBO VALVE BOX WITH LOCKWAD ID

LANDSCAPE IRRIGATION PLAN NOTES

- [illegible]

SEE SHEET C002
FOR GENERAL AND
GRADING NOTES

DATE:	6/8/2025		
DESIGNED:	CHECKED:	APPROVED:	
ARM	MDW		

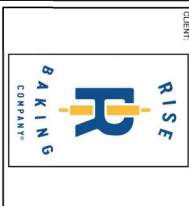
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CERTIFICATION

**ISSUED FOR
REVIEW
NOT FOR CONSTRUCTION**

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FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

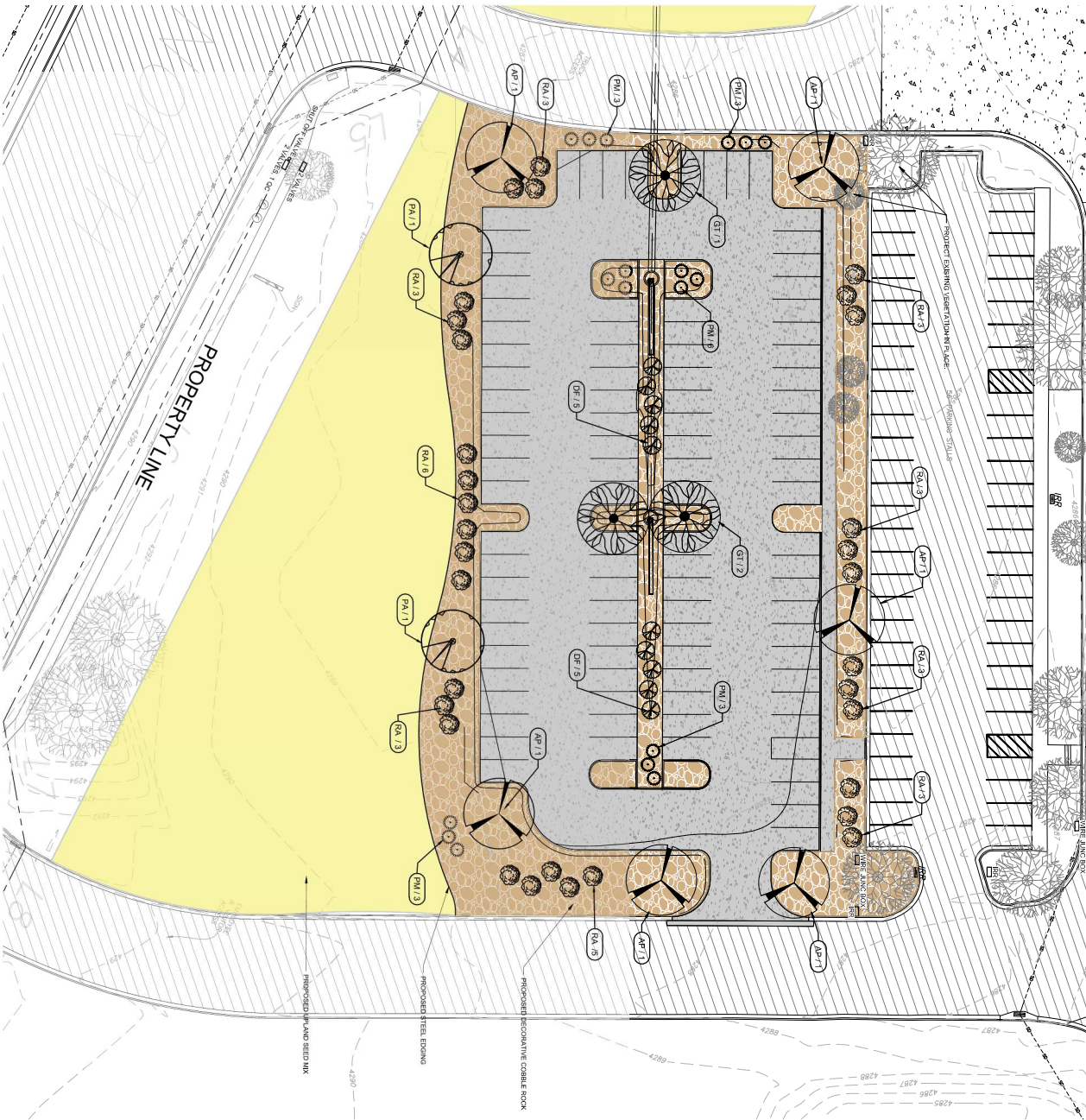


CLIENT



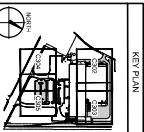
VAA, LLC
2300 Berkshire Lane N., Suite 200
Plymouth, MN 55441
763.559.9100
www.vaaeng.com
Project # 251251





PLANT SCHEDULE			
THEES, KEY	BOTANICAL NAME / COMMON NAME	SIZE / QUANTITY	
MA	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE	7' CAL / 6	
GI	OLESTIA FRAXINOIDES 'NINEHILLS SENTINEL' / SENTINEL WHITE DOGWOOD	7' CAL / 3	
PA	PECEA RUBRA 'CUPRESSINA' / NORWAY SPRUCE	7' CAL / 2	
BURBES, KEY	BOTANICAL NAME / COMMON NAME	SIZE / QUANTITY	
RM	YUNUS ALGEO ALGEO 'HUMBOLDT' / DOWNEY ALGEO PINE	2 CAL / 18	
RA	PRUNUS ALMONDACEA 'VINOLO' / GRINDLE' / 2 CAL / 12		
DF	DAUBENYANA / PRUNUS ALMONDACEA / GONDOLE' / 2 CAL / 10		

1. THE PLANTING PLAN IS DIAGRAMMATIC; PLANT LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNERS REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICA ASSOCIATION OF NURSERYMEN, INC.
3. NO SUBSTITUTION OF PLANT SPECIES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
4. LOCATE AND VERIFY ALL UTILITY LINE LOCATIONS PRIOR TO STRIPING AND REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.



SEE SHEET C002
FOR GENERAL AND
GRADING NOTES



PROJECT:
FACILITY EXPANSION
1400 WEST 2700 N
PLEASANT VIEW, UT

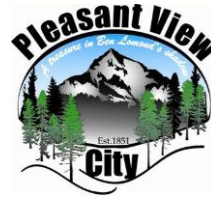
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**ISSUED FOR
REVIEW**
NOT FOR CONSTRUCTION

CERTIFICATION:

DATE: 6/8/2025		DESIGNED: ARI	CHECKED: MOW	APPROVED:
DRAWN: JDL / SD		DRAWING TITLE: LANDSCAPE PLANTING PLAN		

PROJECT NO: 251251	DRAWING NO: LP101
SCALE: AS NOTED	



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Review**
Rise Baking

Date: July 23, 2025

SITE PLAN REVIEW

1. Storm Water/Low Impact Development
 - a. Provide storm water detention calculations per [City Standards](#).
 - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
 - i. Please use the State's template: [Storm Water Quality Report Template](#) (DWQ-2018-013750.doc)
 - ii. Pleasant View 80th percentile storm: 0.48"
 - iii. Attached is the list of acceptable LID BMPs for Pleasant View City. For private development, alternatives may be submitted.
 - iv. See [Guide to Low Impact Development within Utah Manual](#) for more information.
 - c. Detention volume may be revised after LID and retention are evaluated and quantified. (Net Detention = Gross detention – retention)
 - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable. If retention is deemed technically infeasible, water quality measures must be implemented.
 - e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to acceptance of improvement plans.

- f. If applicable, a Class V injection well permit is required for dry wells and subsurface fluid distribution systems. (refer to [DWQ UIC Program](#))
2. Provide quantity and description of sanitary sewer flow to City's collection system (out to Rulon White Blvd.).
3. Provide Traffic Impact Study.
 - a. If this redevelopment will cause a 20% or more increase in the number of trips, you'll need to initiate a pre-application meeting with UDOT. In that meeting, they'll determine if anything further is necessary.
4. Water line and service to property need to be clarified.
5. Bona Vista Water Improvement District plan approval required.

OTHER ITEMS

Additionally, we offer the following comments:

1. Due to the proximity to the railroad crossing, the City is required to request a Diagnostic review from UDOT Rail Division. We'll let you know if more information is requested from them.
2. Due to the proximity to the future Utah Transit Authority (UTA) railroad corridor, the City will make UTA aware of this development.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

If you have any questions, please feel free to contact me.

Attachments: Pleasant View City LID BMPs



Summary of Allowable LID BMPs

from A Guide to Low Impact Development within Utah

<https://deg.utah.gov/water-quality/low-impact-development>

LID BMP Category	LID BMP Type	Fact Sheet ID	Removal Effectiveness ¹	Primary Functions			Maintenance Effort	Where Permitted				
				Bioretention	Volume Retention	Biofiltration		Residential - Public Roads	Residential - Private Roads	Residential - Multi-family	Commercial	Industrial
Bioretention	Rain Garden	BR-1	high	yes	yes	yes	low-med	yes	yes	yes	yes	yes
	Bioretention Cell	BR-2	high	yes	yes	yes	low-med	yes	yes	yes	yes	yes
	Bioswale	BR-3	medium	yes	some	yes	low	yes	yes	yes	yes	yes
	Vegetated Strip	BR-4	med-high	yes	some	yes	low	yes	yes	yes	yes	yes
	Tree Box Filter	BR-5	med-high	yes	varies	yes	medium	no	yes	yes	yes	yes
	Green Roof	BR-6	med-high	yes	yes	yes	med-high	no ²	no ²	no ²	yes	yes
Pervious Surfaces	Pervious Surfaces	PS-1	high	yes	yes	some	low-med	no ²	no ²	yes	yes	yes
Infiltration Devices ⁵	Infiltration Basin ³	ID-1	high	yes	yes	yes	low	yes	yes	yes	yes	yes
	Infiltration Trench	ID-2	high	yes	yes	some	low	no	yes	yes	yes	yes
	Dry Well ^{3,4}	ID-3	high	yes	yes	no	low-med	yes	yes	yes	yes	no
	Underground Infiltration Gallery ^{3,4}	ID-4	high	yes	yes	no	low-med	yes	yes	yes	yes	yes
Harvest and Reuse	Harvest and Reuse	HR-1	varies	varies	yes	varies	low	no ²	no ²	no ²	yes	yes

Notes

- ¹ Sediment, Nutrients, Metals, Bacteria, Oil/Grease
- ² Individual homes are encouraged to utilize BMP, but it will not count towards LID and retention requirement for development.
- ³ Requires pre-treatment
- ⁴ Requires UIC Class V injection well permit from State of Utah
- ⁵ Other factors (e.g. drinking water source protection zone, contaminated groundwater, etc.) may limit use.

Nearby examples:

- Vegetated Strip - 2025 W/2075 W 500 S, Marriott-Slaterville
- Bioretention Cell - Grant Ave, 20th to 24th, Ogden
- Bioretention Cell - Union Grill, Grant Ave at 24th, Ogden